

Transcript Exhibit(s)

Docket #(s): WS- 20878A-13-0065

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Arizona Corporation Commission

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FORE THE ARIZONA CORPORATION COMMISSION

EXHIBIT

RECEIVED COMMISSIONERS SUSAN BITTER SMITH - Chairman **BOB STUMP** 2015 MAY -4 P 1: 21 3 **BOB BURNS ORIGINAL** DOUG LITTLE AZ CORP COMMI TOM FORESE OCKET CONTR 5 IN THE MATTER OF THE APPLICATION OF DOCKET NO. WS-20878A-13-0065 SOUTHWEST ENVIRONMENTAL UTILITIES. 6 LLC FOR APPROVAL OF A CERTIFICATE OF STAFF'S NOTICE OF ERRATA CONVENIENCE AND NECESSITY TO 7 PROVIDE WATER/WASTEWATER SERVICE. 8 9 On April 28, 2015, the Utilities Division ("Staff") of the Arizona Corporation Commission 10 ("Commission") filed its Staff Report. Attachment C to the Staff Report was a Memorandum from 11 Mary J. Rimback with attendant schedules. Subsequent to its filing, Staff determined that an 12 incorrect version of Attachment C was included in the docketed Staff Report. 13 In addition, incorrect versions of Schedules MJR-W4 and MJR-WW4 which pertain to Rate 14 Design were also inadvertently docketed. Specifically, Staff's actual recommendations include a 15 Reconnection (Delinquent) fee of \$30 for both water and wastewater (Schedules MJR-W4 at page 2 16 of 2 and MJR-WW4, respectively) and, as pertains to water rate design only, a line for "Sales or Use 17 Tax" was added on Schedule MJR-W4 at page 2 of 2. 18 Attached hereto is the Amended Staff Report which includes the corrected Attachment C and 19 Schedules MJR-W4 and MJR-WW4. The content of all other Attachment C schedules remains 20 unchanged. These documents should replace the entire Staff Report originally docketed on April 28, 21 2015. 22

RESPECTFULLY SUBMITTED this 4th day of May 2015.

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DOCKETED BY

Arizona Corporation Commission

DOCKETED

MAY **0 4** 2015



Brian E. Smith

Attorney, Legal Division

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MEMORANDUM

TO:

Docket Control

FROM:

Steve M. Olea

Director

Utilities Division

Date:

May 4, 2015

RE:

AMENDED STAFF REPORT FOR SOUTHWEST ENVIRONMENTAL UTILITIES, LLC – APPLICATION FOR A CERTIFICATE OF CONVENIENCE AND NECESSITY TO PROVIDE WATER AND

WASTEWATER SERVICE (DOCKET NO. WS-20878A-13-0065)

Attached is the Amended Staff Report for Southwest Environmental Utilities, LLC's application for a Certificate of Convenience and Necessity to provide water and wastewater service. Staff is recommending approval with conditions.

SMO:BNC:nr\BES

Originator: Blessing Chukwu

Service List for: Southwest Environmental Utilities, LLC Docket No. WS-20878A-13-0065

Mr. George H. Johnson Southwest Environmental Utilities, LLC 5230 East Shea Boulevard, Suite 200 Scottsdale, Arizona 85254

Mr. Jeffrey W. Crockett, Esq. Brownstein Hyatt Farber Schreck, LLP One East Washington Street, Suite 2400 Phoenix, Arizona 85282

Ms. Janice Alward Chief, Legal Division Arizona Corporation Commission 1200 West Washington Street Phoenix, Arizona 85007

Mr. Steve M. Olea Director, Utilities Division Arizona Corporation Commission 1200 West Washington Street Phoenix, Arizona 85007

Ms. Lyn Farmer Chief, Hearing Division Arizona Corporation Commission 1200 West Washington Street Phoenix, Arizona 85007

AMENDED STAFF REPORT UTILITIES DIVISION ARIZONA CORPORATION COMMISSION

SOUTHWEST ENVIRONMENTAL UTILITIES, LLC DOCKET NO. WS-20878A-13-0065

APPLICATION FOR A
CONVENIENCE AND NECESSITY TO PROVIDE
WATER AND WASTEWATER SERVICE

APRIL 28, 2015

STAFF ACKNOWLEDGMENT

The Amended Staff Report for Southwest Environmental Utilities, LLC (Docket No. WS-20878A-13-0065) was the responsibility of the Staff members signed below. Blessing Chukwu was responsible for the review and analysis of the Company's application. Jian Liu was responsible for the engineering and technical analysis. Mary Rimback was responsible for the financial analysis.

Blessing Chukwu Executive Consultant

Jian Liu Utilities Engineer

Mary Rimback Public Utilities Analyst III

EXECUTIVE SUMMARY SOUTHWEST ENVIRONMENTAL UTILITIES, LLC DOCKET NO. WS-20878A-13-0065

On March 21, 2013, Southwest Environmental Utilities, LLC ("Southwest" or "Company" or "Applicant") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for a Certificate of Convenience and Necessity ("CC&N") to provide water and wastewater service to several developments located in the Town of Florence, Pinal County, Arizona. On January 14, 2015, Staff informed the Company that its application was sufficient for administrative purposes.

Southwest is an Arizona Limited Liability Company, in good standing with the Commission's Corporations Division and formed to provide wastewater and water utility services to all of the residents and businesses in Florence Majestic Ranch, Johnson Ranch Estates, Redstone Ranch, Sunaire Ranch, and Majestic Ranch developments, all located in the Town of Florence, in Pinal County. Southwest is seeking CC&Ns for these areas. The requested CC&N area consists of approximately 1,572 acres. Southwest expects to serve approximately 1,360 customers at the end of the first five years of operation.

Based on the information provided in this docket and from Staff's review of other available materials regarding the Company and related affiliate, Staff concludes that the Company's proposed wastewater system and the proposed water system will have adequate infrastructure to serve the requested CC&N areas. Staff also concludes that the costs of the proposed plant facilities are reasonable and appropriate. No "used and useful" determination of the proposed plants was made, and no conclusions should be inferred for future rate making or rate base purposes.

Staff believes that Southwest is fit and proper and has and/or will have the capabilities and qualifications to serve water and wastewater in the proposed CC&N areas for which Southwest has applied. Further, Staff believes that the ultimate obligation of the Commission is to protect the public interest; to that end, reasonable conditions to ensure the Company is conducting its business operations in a manner which will not compromise the interests of its customers should be required.

Staff recommends that the Commission approve Southwest Environmental Utilities, LLC's application for a CC&N to provide water and wastewater service in Pinal County, subject to compliance with the following conditions:

- 1. That for the purpose of setting initial rates, the Commission find that the fair value rate base of the Company's property devoted to water service is \$3,086,256.
- 2. That for the purpose of setting initial rates, the Commission find that the fair value rate base of the Company's property to wastewater service is \$3,461,108.
- 3. That the Commission find that the Company's costs of vaulting and hauling and/or flushing of sewer lines be \$10,000 per month.
- 4. That no hook-up fees be approved at this time for the Company.

- 5. That the Commission approve the Company's Curtailment Plan and Backflow Prevention Tariffs as filed.
- 6. That the Commission approve the separate service line charges and meter charges recommended by Staff and listed in Staff's Engineering Report, Table C, under the heading "Staff Recommended".
- 7. That the Commission approve Staff's rates as shown on Staff's Financial Report rate design Schedules MJR-W4 for water and MJR-WW4 for wastewater. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.
- 8. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a tariff consistent with the rates and charges authorized by the Commission within 30 days of the decision in this matter.
- 9. That the Commission require the Company to notify Docket Control, as a compliance item in this docket, within 15 days of providing service to its first customer.
- 10. That the Commission require the Company to file a rate application no later than six-months following the fifth anniversary of the date it begins providing service to its first customer.
- 11. That the Commission require the Company to maintain its books and records in accordance with the National Association of Regulatory Utility Commissioners Uniform System of Accounts.
- 12. That the Commission require the Company to use the depreciation rates recommended by Staff for water and wastewater utilities.
- 13. That the Commission require the Company's charge for minimum deposit be as set forth in A.A.C. R14-2-403(B)(7).
- 14. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a copy of the Aquifer Protection Permit for Phase I of this development within 2 years after a decision is issued in this proceeding.
- 15. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a copy of the Arizona Department of Environmental Quality Certificate of Approval to Construct for the proposed water facilities, for the first parcel of each development in the requested areas within 2 years of the effective date of the order granting this application.
- 16. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a copy of Arizona Department of Water Resources Certificate of Assured Water Supply for the requested areas within 2 years of the effective date of the order granting this application.

17. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, within 90 days of the effective date of this Decision, at least five Best Management Practice tariffs in the form of tariffs that substantially conform to the templates created by Staff for the Commission's review and consideration. The templates created by Staff are available on the Commission's website at http://www/azcc.gov/Divisions/Utilities/forms.asp. The Company may request cost recovery of actual costs associated with the Best Management Practice implemented in its next general rate application.

Staff further recommends that the Commission's Decision granting the requested CC&N extension be considered null and void, after due process, should the Company fail to meet Conditions Nos. 8, 9, 10, 11, 14, 15, 16, and 17 listed above within the time specified.

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INTRODUCTION

On March 21, 2013, Southwest Environmental Utilities, LLC ("Southwest" or "Company" or "Applicant") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for a Certificate of Convenience and Necessity ("CC&N") to provide water and wastewater service to several developments known as Florence Majestic Ranch, Johnson Ranch Estates, Florence Crossing, Sunaire Ranch, and Majestic Ranch, all located in the Town of Florence, Pinal County, Arizona. On August 28, 2013, Southwest filed an amendment to its application, requesting to include development areas known as Redstone Ranch and Florence 157. On December 4, 2014, the Company filed a second amendment to its application deleting the Florence 157 development area.

On January 14, 2015, Staff informed the Company that its application was sufficient for administrative purposes.

On February 11, 2015, the Company filed an amendment to its application deleting the Florence Crossing subdivision.

BACKGROUND

Southwest is an Arizona Limited Liability Company, in good standing with the Commission's Corporation Division and formed to provide wastewater and water utility services to all of the residents and businesses in a portion of the Town of Florence, Pinal County and is seeking CC&Ns for these areas.

At the end of the first five years of operation, Southwest expects to serve approximately 1,350 residential customers, 3 commercial customers, 4 construction customers and 3 irrigation customers.

Mr. George H. Johnson and Mrs. Jana S. Johnson own Southwest. Mr. & Mrs. Johnson also own Johnson Utilities, LLC ("Johnson Utilities"), a public utility company that has for many years provided wastewater and water utility services to the public, in portions of Pinal County, Arizona. Johnson Utilities currently serves approximately 30,900 wastewater customers and approximately 23,400 water utility customers, which includes both residential and commercial customers. Johnson Utilities serves an area between Queen Creek and Florence in Pinal County.

REQUEST FOR SERVICE

The Company filed with the application, the request for service the Company received from GH Capital, L.L.C, Johnson Ranch Estates, L.L.C, Florence/Majestic Ranch, L.L.C, and Civic Properties, L.L.C.

By this application, the Company is seeking Commission approval to provide water and wastewater services to Florence Majestic Ranch, Johnson Ranch Estates, Redstone Ranch, Sunaire

Ranch, and Majestic Ranch developments, located in the Town of Florence, in Pinal County. The requested area is approximately 2.50 square-miles (1,572 acres).¹

THE PROPOSED WASTEWATER SYSTEM

Southwest is proposing to construct a 300,000 gallon per day ("GPD") wastewater treatment plant ("WWTP") including gravity sewer mains, a lift station, and a force main to serve approximately 1,360 customers during the first five years of operation². Attachment A is Staff's Engineering Report which describes the Company's proposed wastewater system, the proposed wastewater plan, the projected wastewater construction schedule, the costs to serve the requested area and wastewater depreciation rates. The report includes the finding that the Company's proposed wastewater systems will have adequate infrastructure to serve the requested areas and that Southwest is technically capable of constructing and operating the proposed WWTP.

The report indicates that Southwest does not have any plant facilities at this time; therefore, an Arizona Department of Environmental Quality ("ADEQ") compliance status is not applicable at this time.

Further, the report indicates that the cost of the proposed plant facilities is reasonable and appropriate. No "used and useful" determination of the proposed plants was made, and no conclusions should be inferred for future rate making or rate base purposes.

Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of the Aquifer Protection Permit ("APP") for Phase I of this development within 2 years after a decision is issued in this proceeding. Staff also recommends that the Company use the wastewater depreciation rates by individual National Association of Regulatory Utility Association ("NARUC") category as delineated in the attached Staff's Engineering Report Table A.

THE PROPOSED WATER SYSTEM

Southwest is proposing to construct a water system consisting of 2 groundwater wells, 500,000 gallons of storage, booster systems, and a potable water distribution system to serve approximately 1,360 customers during the first five years of operation. Attachment A is Staff's Engineering Report which describes the Company's proposed water system, the proposed water plan, the projected water construction schedule, the costs to serve the requested area and water depreciation rates. The report includes the findings that the Company's proposed water system will have adequate infrastructure to serve the requested areas and that the Company is technically capable of constructing and operating the proposed water system.

The report indicates that Southwest does not have any plant facilities at this time; therefore, an ADEQ compliance status is not applicable at this time. The report also indicates that the Company has not received its ADEQ Certificate of Approval to Construct ("ATC") for

¹ Company amended its application on April 13, 2015 to revise legal description of the proposed CC&N area. ² Based on information contained in the Company's Letter regarding this matter dated March 9, 2015.

construction of the proposed water facilities. The Company will be located in Pinal Active Management Area ("AMA") and will be subject to Pinal AMA reporting and conservation requirements.

Further, the report indicates that the proposed plant facilities are appropriate and the costs are reasonable. No "used and useful" determination of the proposed plants was made, and no conclusions should be inferred for future rate making or rate base purposes.

Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of the ATC for the first parcel of each development in the requested areas within 2 years of the effective date of the order granting this application. Staff also recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of Arizona Department of Water Resources ("ADWR") Certificate of Assured Water Supply for the requested areas within 2 years of the effective date of the order granting this application. Staff further recommends that the Company use the water depreciation rates by individual NARUC category as delineated in the attached Staff's Engineering Report, Table B. In addition, Staff recommends that the separate service line charges and meter charges recommended by Staff and listed in Staff's Engineering Report, Table C under the heading "Staff Recommended" be approved.

FINANCIAL CAPABILITY TO SERVE

Consistent with Commission rules, the Company submitted five years of projected income statements, balance sheets, cash flow, and rate base. Included in the Company's projections, were five years of estimated costs of construction, estimated Advances in Aid of Construction ("AIAC") in the form of both developer advances and customer refundable connection fees, and estimated Contributions in Aid of Construction ("CIAC") in the form of hook-up fees. The Company amended a number of items since the original filing and this affected the financial analysis of the proposed CC&N. Staff requested through a data request an updated set of the Company workpapers. Staff received updated workpapers via email on March 9, 2015. Staff's analysis depicted in Staff's Financial Report is based on these updated workpapers provided by the Company. Attachment C is Staff's Financial Report which describes the pro-forma rate base, revenues and expenses, cash flow, balance sheet equity and liabilities and the rate design proposed by the Company and that recommended by Staff.

The Company pro forma statements estimate rate base at the end of the first five years at \$1,456,494 and net operating income of \$73,526 for a rate of return of 5.05 percent for the proposed water utility. The typical residential bill for a customer with a ³/₄-inch meter and an average monthly usage of 7,500 gallons is \$52.36. For the proposed wastewater utility, the Company pro forma statements estimate rate base at the end of the first five years at \$2,448,586, and net operating income of \$143,102 for a rate of return of 5.84 percent. The typical residential bill for a customer with a ³/₄-inch meter is a flat charge of \$67.88.

Receiving and evaluating such projections and assumptions are necessary in order to establish a rate of return on rate base and initial rates due to the lack of historical information. Staff has a number of concerns as to the projections used by the Company for this application. Staff's

chief concern is in regards to the Company assumptions used for the level of investor funds included in projected plant in service and the projected cash flow to operate the Company.

For the water utility, Staff recommended rate base at the end of the first five years is \$3,086,256. Based on Staff recommended 10 percent rate of return, net operating income of \$308,785 is estimated. Generating this return requires a typical residential bill of \$63.75, for a customer with a ¾-inch meter and an average monthly usage of 7,500 gallons, assuming there are 1,350 residential connections at the end of year five. A scenario of only 590 connections (from the original application) would require a higher typical residential bill of \$81.15 to generate the ten percent rate of return.

For the wastewater utility, Staff recommended rate base at the end of the first five years is \$3,461,108. Based on Staff recommended 10 percent rate of return, an operating income of \$347,392 is estimated. Generating this return requires a typical residential bill of \$88.37, for a customer with a ¾-inch meter assuming there are 1,350 residential connections at the end of year five. A scenario of only 590 connections (from the original application) would require a higher typical bill of \$168.38 to generate the ten percent rate of return.

Staff's recommended rate base, income statement, balance sheet, cash flow, and rate design reflect adjustments made by Staff to reflect more realistic results. Staff's recommendations were developed with a view to increasing the level of investor funds and generating a rate of return which will provide adequate cash flow to operate the Company.

The report includes the finding that based on Staff's recommended rates; the Company should be financially viable. Therefore, Staff recommends that:

- 1. The Commission approve Staff's rates as shown on Staff's Financial Report rate design Schedules MJR-W4 for water and MJR-WW4 for wastewater. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.
- 2. The Commission deny a tariff for hook-up fees.
- 3. The Commission find that the fair value rate base of the Company's property devoted to water service is \$3,086,256.
- 4. The Commission find that the fair value rate base of the Company's property devoted to wastewater service is \$3,461,108.
- 5. The Company be required to use the depreciation rates recommended by Staff Engineering for water and wastewater utilities.
- 6. The Company be required to file a rate application no later than six months following the fifth anniversary of the date the Company begins providing service to its first customer.

7. The Company be required to maintain its books and records in accordance with the National Association of Regulatory Utility Commissioners Uniform System of Accounts.

BEST MANAGEMENT PRACTICE ("BMP") TARIFF

Staff recommends that the Company be required to file with Docket Control, as a compliance item in this docket, within 90 days of the effective date of this Decision, at least five Best Management Practice ("BMP") tariffs in the form of tariffs that substantially conform to the templates created by Staff for the Commission's review and consideration. The templates created by Staff are available on the Commission's website at http://www/azcc.gov/Divisions/Utilities/forms.asp. The Company may request cost recovery of actual costs associated with the BMPs implemented in its next general rate application.

CURTAILMENT PLAN AND BACKFLOW PREVENTION TARIFF

The Company filed Curtailment Plan and Backflow Prevention Tariffs on September 11, 2013 in this Docket. Staff reviewed the tariffs filed by the Company and recommends that Company's Curtailment Plan and Backflow Prevention Tariffs be approved as filed.

HOOK-UP FEE TARIFF

Southwest seeks approval to charge a wastewater hook-up fee ("HUF") beginning at \$1,000 for a 4 inch lateral and a water HUF beginning at \$600 for a 5/8" x 3/4" meter. The Company did not provide Staff with any documentation to support its proposed wastewater and water HUF. In addition, Staff recommends that hook-up fees not be approved for new CC&Ns.

FRANCHISE

Every applicant for a CC&N and/or CC&N extension is required to submit to the Commission evidence showing that the applicant has received the required consent, franchise or permit from the proper authority, authorizing the use of public roads or lands to construct, install, operate and maintain a water and/or wastewater system. If the applicant operates in an unincorporated area, the company must obtain the franchise from the County. If the applicant operates in an incorporated area of the County, the applicant must obtain the franchise from the City/Town.

Southwest has a Town of Florence Operating Agreement which includes the requested area. Southwest also filed in the docket, a February 25, 2013 letter from the Town of Florence's Town Manager permitting the Company to provide water and wastewater to certain portions of its incorporated town limits.

STAFF ANALYSIS OF APPLICATION

In any CC&N proceeding, Staff is charged with reviewing the evidence submitted by an applicant to make a recommendation to the Commission as to whether the applicant is a fit and proper entity with the financial, managerial and technical capabilities to serve the public.

Southwest is seeking Commission authority to provide water and wastewater services to the proposed CC&N areas for which it has received requests for service.

Mr. George Johnson, the owner of Johnson Utilities, has demonstrated the ability to formulate, develop and operate water and wastewater utilities in Arizona. A Utilities Division Compliance Section report issued on April 24, 2015, indicates Johnson Utilities has no outstanding ACC compliance issues. Mr. Johnson is also the owner of Southwest.

Based on the information provided in this docket and from Staff's review of other available materials regarding the Company and related affiliate, Staff concludes that: (1) Southwest has no prior operating experience, but the owner, Mr. Johnson, has many years' experience; (2) there is no evidence of negative determinations and/or questionable business practices regarding Southwest, its affiliate and/or owner; and (3) Southwest through its owner, Mr. George Johnson, has adequate financial capability to provide the requested services.

Therefore, Staff believes that Southwest is fit and proper and has and/or will have the capabilities and qualifications to serve water and wastewater in the proposed CC&N areas for which Southwest has applied. Staff believes that the ultimate obligation of the Commission is to protect the public interest; to that end the imposition of reasonable conditions to ensure the Company is conducting its business operations in a manner which will not compromise the interests of its customers should be required.

RECOMMENDATIONS

Staff recommends that the Commission approve Southwest Environmental Utilities, LLC's application for a CC&N to provide water and wastewater service in Pinal County, subject to compliance with the following conditions:

- 1. That for the purpose of setting initial rates, the Commission find that the fair value rate base of the Company's property devoted to water service is \$3,086,256.
- 2. That for the purpose of setting initial rates, the Commission find that the fair value rate base of the Company's property to wastewater service is \$3,461,108.
- 3. That the Commission find that the Company's costs of vaulting and hauling and/or flushing of sewer lines be \$10,000 per month.
- 4. That no hook-up fees be approved at this time for the Company.

- 5. That the Commission approve the Company's Curtailment Plan and Backflow Prevention Tariffs as filed.
- 6. That the Commission approve the separate service line charges and meter charges recommended by Staff and listed in Staff's Engineering Report, Table C, under the heading "Staff Recommended".
- 7. That the Commission approve Staff's rates as shown on Staff's Financial Report rate design Schedules MJR-W4 for water and MJR-WW4 for wastewater. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.
- 8. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a tariff consistent with the rates and charges authorized by the Commission within 30 days of the decision in this matter.
- That the Commission require the Company to notify Docket Control, as a compliance item in this docket, within 15 days of providing service to its first customer.
- 10. That the Commission require the Company to file a rate application no later than six-months following the fifth anniversary of the date it begins providing service to its first customer.
- That the Commission require the Company to maintain its books and records in accordance with the National Association of Regulatory Utility Commissioners Uniform System of Accounts.
- 12. That the Commission require the Company to use the depreciation rates recommended by Staff for water and wastewater utilities.
- 13. That the Commission require the Company's charge for minimum deposit be as set forth in A.A.C. R14-2-403(B)(7).
- 14. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a copy of the Aquifer Protection Permit for Phase I of this development within 2 years after a decision is issued in this proceeding.
- 15. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a copy of the Arizona Department of Environmental Quality Certificate of Approval to Construct for the proposed water facilities, for the first parcel of each development in the requested areas within 2 years of the effective date of the order granting this application.
- 16. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, a copy of Arizona Department of Water Resources Certificate of

Assured Water Supply for the requested areas within 2 years of the effective date of the order granting this application.

17. That the Commission require the Company to file with Docket Control, as a compliance item in this docket, within 90 days of the effective date of this Decision, at least five Best Management Practice tariffs in the form of tariffs that substantially conform to the templates created by Staff for the Commission's review and consideration. The templates created by Staff are available on the Commission's website at http://www/azcc.gov/Divisions/Utilities/forms.asp. The Company may request cost recovery of actual costs associated with the Best Management Practice implemented in its next general rate application.

Staff further recommends that the Commission's Decision granting the requested CC&N extension be considered null and void, after due process, should the Company fail to meet Conditions Nos. 8, 9, 10, 11, 14, 15, 16, and 17 listed above within the time specified.

ATTACHMENT A

MEMORANDUM

DATE:

April 21, 2015

TO:

Blessing Chukwu

Executive Consultant III

FROM:

Jian W. Liu

Utilities Engineer

RE:

Southwest Environmental Utilities, LLC

Docket No. WS-20878A-13-0065 (CC&N)

Introduction

On March 21, 2013, Southwest Environmental Utilities, LLC ("SEU", "Company" or "Applicant") submitted a Certificate of Convenience and Necessity ("CC&N") application to provide water and wastewater service to approximately 1,572 acres in certain defined portions of Pinal County, Arizona.¹

COMPANY'S PROPOSED WASTEWATER SYSTEM

The Company is proposing to construct a 300,000 gallon per day ("GPD") wastewater treatment plant ("WWTP"), sewer mains, a lift station, and a force main to serve approximately 1,360 customers during the first five years of operation.²

Staff concludes that the Company's proposed wastewater system will have adequate infrastructure to serve the requested areas.

SEU is owned by George Johnson. Mr. Johnson has many years of experience operating wastewater systems. Staff concludes that the Applicant is technically capable of constructing and operating the proposed WWTP.

Cost Analysis

The Company submitted estimated costs of \$5,573,808 which included all Offsite Wastewater Infrastructure Costs associated with the first five years of development. See Attachment 1 for details.

Staff has reviewed the Company's Preliminary Engineering Report and finds the cost of the proposed plant facilities to be reasonable and appropriate. However, approval of this CC&N application does not imply any particular future treatment for determining the rate base. No "used

¹ Company amended its application on April 13, 2015, to revise legal description of the proposed CC&N area.

² Based on information contained in the Company's letter regarding this matter dated March 9, 2015.

and useful" determination of the proposed plant was made, and no conclusions should be inferred for rate making or rate base purposes in the future.

Staff notes that the Preliminary Engineering Report suggests that the plant will be very expensive to operate during the first five years. For example, some large parcels in the Northeast and Southeast areas of the proposed CC&N are estimated to have 10 to 15 customers at the end of five years. Waste from some of these customers will need to travel approximately 1 mile to the proposed WWPT. In order for the waste material to travel this distance, SEU will need to flush its sewer lines on a frequent basis, which will raise its operational costs significantly.

Estimated Operational Costs To Operate This Wastewater Treatment System For The First Five Years

Staff asked SEU the following questions during its review:

- 1. Please explain how SEU will operate this wastewater treatment system for the first five years? For example, how often will the sewer lines need to be flushed for Majestic Ranch (134 acres, 10 customers), Sunaire Ranch (108 acres, 15 customers), these parcels are located in the NE and SE areas of the proposed CC&N?
- 2. What are the estimated costs monthly (or yearly) to operate this wastewater treatment system? Please provide detailed itemized estimated costs with supporting documents.

The Company responded and stated that the frequency of vaulting and hauling and/or flushing of sewer lines depends upon a variety of factors which cannot be predicted at this time with any degree of accuracy. Thus, it is not possible at this time to provide any meaningful estimate of the associated costs.

Staff recommends that the Company's costs of vaulting and hauling and/or flushing of sewer lines be \$10,000 per month. If SEU believes this estimate to be too low or too high, it should provide its own estimate.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") COMPLIANCE

Compliance Status

The Company does not have any plant facilities at this time; therefore, ADEQ compliance status is not applicable at this time.

Aquifer Protection Permit

Staff recommends that the Company file with Docket Control a copy of the Aquifer Protection Permit ("APP") for Phase I of the development within 2 years of the effective date of an order granting this application.

WASTEWATER HOOK-UP FEE ("HUF")

SEU seeks approval to charge a wastewater hook-up fee ("HUF") beginning at \$1,000 for a 4 inch lateral. The Company did not provide Staff with any documentation to support its proposed wastewater HUF. In addition, Staff recommends that HUFs not be approved for new CC&Ns.

WASTEWATER DEPRECIATION RATES

Staff's typical and customary Wastewater Depreciation Rates are presented in Table A and it is recommended that the Company use these depreciation rates by individual National Association of Regulatory Utility Commissioners ("NARUC") category as delineated in the attached Table A.

SUMMARY

Conclusions

- A. Staff concludes that the Company's proposed wastewater systems will have adequate infrastructure to serve the requested areas.
- B. Staff concludes that the cost of the proposed plant facilities are reasonable and appropriate. However, approval of this CC&N application does not imply any particular future treatment for determining the rate base. No "used and useful" determination of the proposed plant was made, and no particular future treatment should be inferred for rate making or rate base purposes in the future.
- C. Staff concludes that the Applicant is technically capable of constructing and operating the proposed WWTP.

Recommendations

- 1. Staff recommends that the Company file with Docket Control a copy of the APP for Phase I of this development within 2 years after a decision is issued in this proceeding.
- 2. Staff recommends that the Company use the wastewater depreciation rates by individual NARUC category as delineated in the attached Table A.
- 3. Staff recommends that the Company's costs of vaulting and hauling and/or flushing of sewer lines be \$10,000 per month until SEU provides Staff a reasonable estimate of the associated costs.
- 4. Staff recommends that no HUFs be approved at this time for SEU.

Table A. Wastewater Depreciation Rates

NARUC Acct. No.	Depreciable Plant	Average Service Life (Years)	Annual Accrual Rate (%)	
354	Structures & Improvements	30	3.33	
355	Power Generation Equipment	20	5.00	
360	Collection Sewers - Force	50	2.0	
361	Collection Sewers- Gravity	50	2.0	
362	Special Collecting Structures	50	2.0	
363	Services to Customers	50	2.0	
364	Flow Measuring Devices	10	10.0	
365	Flow Measuring Installations	10	10.00	
366	Reuse Services	50	2.00	
367	Reuse Meters & Meter Installations	12	8.33	
370	Receiving Wells	30	3.33	
371	Pumping Equipment	8	12.50	
374	Reuse Distribution Reservoirs	40	2.50	
375	Reuse Transmission & Distribution System	40	2.50	
380	Treatment & Disposal Equipment	20	5.0	
381	Plant Sewers	20	5.0	
382	Outfall Sewer Lines	30	3.33	
389	Other Plant & Miscellaneous Equipment	15	6.67	
390	Office Furniture & Equipment	15	6.67	
390.1	Computers & Software	5	20.0	
391	Transportation Equipment	5	20.0	
392	Stores Equipment	25	4.0	
393	Tools, Shop & Garage Equipment	20	5.0	
394	Laboratory Equipment	10	10.0	
395	Power Operated Equipment	20	5.0	
396	Communication Equipment	10	10.0	
397	Miscellaneous Equipment	10	10.0	

COMPANY'S PROPOSED WATER SYSTEM

The Company is proposing to construct a water system consisting of 2 groundwater wells, 500,000 gallons of storage, booster systems, and a potable water distribution system to serve approximately 1,360 customers during the first five years of operation.

Staff concludes that the Company's proposed water system will have adequate infrastructure to serve the requested areas.

SEU is owned by George Johnson. Mr. Johnson has many years of experience operating water systems. Staff concludes that the Applicant is technically capable of constructing and operating the proposed water system.

Cost Analysis

The Company submitted estimated costs of \$4,553,587 which included all Offsite Water Infrastructure Costs associated with the first five years of development. See Attachment 2 for details.

Staff has reviewed the Company's Preliminary Engineering Report and finds the cost of the proposed plant facilities to be reasonable and appropriate. However, approval of this CC&N application does not imply any particular future treatment for determining the rate base. No "used and useful" determination of the proposed plant was made, and no conclusions should be inferred for rate making or rate base purposes in the future.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY ("ADEQ") COMPLIANCE

Compliance Status

The Company does not have any plant facilities at this time; therefore, an ADEQ compliance status is not applicable at this time.

Approval to Construct

The Company has not received its ADEQ ATC for construction of the proposed water facilities. Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of the ATC for the first parcel of each development in the requested areas within 2 years of the effective date of the order granting this application.

ARIZONA DEPARTMENT OF WATER RESOURCES ("ADWR") COMPLIANCE

Compliance Status

The Company will be located in Pinal Active Management Area ("AMA") and will be subject to Pinal AMA reporting and conservation requirements.

Certificate of Assured Water Supply

Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of ADWR's Certificate of Assured Water Supply for the requested areas within 2 years of the effective date of the order granting this application.

WATER HUF

SEU seeks approval to charge a water HUF beginning at \$600 for a 5/8" x 3/4" meter. The Company did not provide Staff with any documentation to support its proposed water HUF. In addition, Staff recommends that HUFs not be approved for new CC&Ns.

WATER DEPRECIATION RATES

The Staff's typical and customary Water Depreciation Rates are presented in Table B and it is recommended that the Company use these depreciation rates by individual NARUC category as delineated in the attached Table B.

Table B. Water Depreciation Rates

305 Coll 306 Lake 307 Well 308 Infil 309 Raw 310 Pow 311 Purr 320 Wat 320.1 V 320.2 S 330 Dist 330.1 S 330.2 Serv 331 Trar 333 Serv 334 Met 335 Hyd 339 Oth 340 Offi	ctures & Improvements cting & Impounding Reservoirs cting & Improvement cting & Improv	30 40 40 30 15 50 20 8	3.33 2.50 2.50 3.33 6.67 2.00 5.00 12.5
306	River, Canal Intakes s & Springs ration Galleries Water Supply Mains er Generation Equipment ping Equipment er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	40 30 15 50 20 8	2.50 3.33 6.67 2.00 5.00 12.5
307 Well 308 Infil 309 Raw 310 Pow 311 Pum 320 Wat 320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	s & Springs ration Galleries Water Supply Mains er Generation Equipment ping Equipment er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	30 15 50 20 8	3.33 6.67 2.00 5.00 12.5
308 Infil 309 Raw 310 Pow 311 Pum 320 Wat 320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	ration Galleries Water Supply Mains er Generation Equipment ping Equipment er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	15 50 20 8	6.67 2.00 5.00 12.5
309 Raw 310 Pow 311 Pum 320 Wat 320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	Water Supply Mains er Generation Equipment ping Equipment er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	50 20 8 30	2.00 5.00 12.5
310 Pow 311 Pur 320 Wat 320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	er Generation Equipment ping Equipment er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	20 8 30	5.00 12.5 3.33
310 Pow 311 Pur 320 Wat 320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	er Generation Equipment ping Equipment er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	30	12.5 3.33
320 Wate 320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	er Treatment Equipment Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes	30	3.33
320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes		
320.1 V 320.2 S 330 Dist 330.1 S 330.2 S 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	Vater Treatment Plants Solution Chemical Feeders ribution Reservoirs & Standpipes		
330 Dist 330.1 3 330.2 3 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	ribution Reservoirs & Standpipes	5	20.0
330.1 S 330.2 Tran 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi			
330.2 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	storage Tanks		
330.2 331 Tran 333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi		45	2.22
333 Serv 334 Met 335 Hyd 336 Bacl 339 Oth 340 Offi	Pressure Tanks	20	5.00
334 Meta 335 Hyd 336 Bacl 339 Oth 340 Offi	smission & Distribution Mains	50	2.00
335 Hyd 336 Bacl 339 Oth 340 Offi	ices	30	3.33
336 Bacl 339 Oth 340 Offi	ers	12	8.33
339 Oth 340 Offi	rants	50	2.00
340 Offi	flow Prevention Devices	15	6.67
	er Plant & Misc Equipment	15	6.67
2404	ce Furniture & Equipment	15	6.67
340.1 Con	puters & Software	5	20.00
341 Tran	sportation Equipment	5	20.00
342 Stor	es Equipment	25	4.00
343 Too	s, Shop & Garage Equipment	20	5.00
344 Labo	pratory Equipment	10	10.00
345 Pow	er Operated Equipment	20	5.00
346 Com	munication Equipment	10	10.00
347 Misc		10	10.00

BEST MANAGEMENT PRACTICE ("BMP") TARIFF

Staff recommends that the Company be required to file with Docket Control, as a compliance item in this docket, within 90 days of the effective date of this Decision, at least five Best Management Practice ("BMP") tariffs in the form of tariffs that substantially conform to the templates created by Staff for the Commission's review and consideration. The templates created by Staff are available on the Commission's website at http://www/azcc.gov/Divisions/Utilities/forms.asp. The Company may request cost recovery of actual costs associated with the BMPs implemented in its next general rate application.

CURTAILMENT PLAN AND BACKFLOW PREVENTION TARIFF

The Company filed Curtailment Plan and Backflow Prevention Tariffs on September 11, 2013, in this Docket. Staff reviewed the tariffs filed by the Company and recommends that Company's Curtailment Plan and Backflow Prevention Tariffs be approved as filed.

METER AND SERVICE LINE INSTALLATION CHARGES

The Company requested service line and meter installation charges in its application. These charges are refundable advances and the Company's proposed charges are within or below Staff's recommended range for these charges. Since the Company may at times install meters on existing service lines, it would be appropriate for some customers to only be charged for the meter installation. Therefore, separate service line and meter charges were developed by Staff using the Company's proposed charges. Staff recommends that the separate service line charges and meter charges recommended by Staff and listed in Table C under the heading "Staff Recommended" be approved.

Table C. Service Line and Meter Installation Charges

Meter Sizes	Current Charges	Company Proposed Charges	Staff recommended Service Line Charges	Staff recommended * Meter Charges	Company Proposed and Staff recommended Total Charges
5/8" x 3/4"	No Tariff	400	300	100	400
3/4"	No Tariff	440	315	125	440
1"	No Tariff	500	365	135	500
1-1/2"	No Tariff	715	415	300	715
2" - Turbine	No Tariff	1 ,1 70	500	670	1,170
2" - Compound	No Tariff	1,700	700	1,000	1,700
3" - Turbine	No Tariff	1,585	715	870	1,585
3" - Compound	No Tariff	2,190	735	1,455	2,190

4" - Turbine	No Tariff	2,540	1,000	1,540	2,540
4" - Compound	No Tariff	3,215	1,215	2,000	3,215
6" - Turbine	No Tariff	4,815	1,815	3,000	4,815
6" - Compound	No Tariff	6,270	2,270	4,000	6,270

^{*}Note: Meter charge includes meter box or vault.

SUMMARY

Conclusions

- A. Staff concludes that the Company's proposed water systems will have adequate infrastructure to serve the requested areas.
- B. Staff concludes that the cost of the proposed plant facilities are reasonable and appropriate. However, approval of this CC&N application does not imply any particular future treatment for determining the rate base. No "used and useful" determination of the proposed plant was made, and no particular future treatment should be inferred for rate making or rate base purposes in the future.
- C. Staff concludes that the Applicant is technically capable of constructing and operating the proposed water systems.

Recommendations

- 1. Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of the ATC for the first parcel of each development in the requested areas within 2 years of the effective date of the order granting this application.
- 2. Staff recommends that the Company file with Docket Control, as a compliance item in this docket, a copy of ADWR's Certificate of Assured Water Supply for the requested areas within 2 years of the effective date of the order granting this application.
- 3. Staff recommends that the Company use the water depreciation rates by individual NARUC category as delineated in the attached Table B.
- 4. Staff recommends that the separate service line charges and meter charges recommended by Staff and listed in Table C under the heading "Staff Recommended" be approved.
- 5. Staff recommends that Company's Curtailment Plan and Backflow Prevention Tariffs be approved as filed.
- 6. Staff recommends that no HUFs be approved at this time for SEU.
- 7. Staff recommends that the Company be required to file with Docket Control, as a compliance item in this docket, within 90 days of the effective date of this Decision, at least five Best Management Practice ("BMP") tariffs in the form of tariffs that substantially conform to the templates created by Staff for the Commission's review and consideration. The templates created by Staff are available on the Commission's

website at http://www/azcc.gov/Divisions/Utilities/forms.asp. The Company may request cost recovery of actual costs associated with the BMPs implemented in its next general rate application.

MEMORANDUM

TO:

Blessing Chukwu

Executive Consultant III

Utilities Division

FROM:

Lori H. Miller

GIS Specialist Utilities Division

THRU:

Del Smith

Engineering Supervisor Utilities Division

DATE:

April 16, 2015

RE:

SOUTHWEST ENVIRONMENTAL UTILITIES, LLC

(DOCKET NO. WS-20878A-13-0065)

FOURTH AMENDED LEGAL DESCRIPTION

On April 13, 2015, Southwest Environmental filed an amended legal description. The fourth amended legal description (dated April 11, 2015) is attached and should be used (in its entirety) in place of all previously submitted legal descriptions.

Also attached are copies of the maps for your files.

/lhm

Attachments

cc:

Mr. Jeffrey W. Crockett

Mr. Brad Cole

Mr. Jian Liu

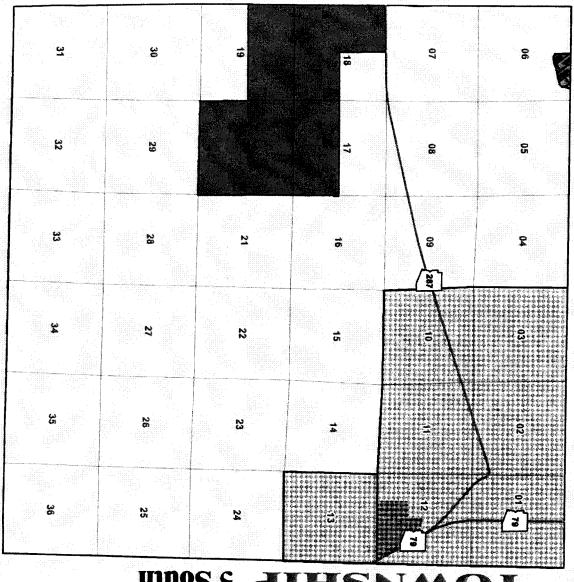
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W-01445A (40)(20)

Arizona Water Company (Pinal Valley)

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WS-02987A (8)

Johnson Utilities, LLC

City of Florence (Nonjurisdictional)

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Southwest Environmental Utilities, LLC Docket No. WS-20878A-13-0065 (FourthAmended Application for CC&N for Water & Wastewater)



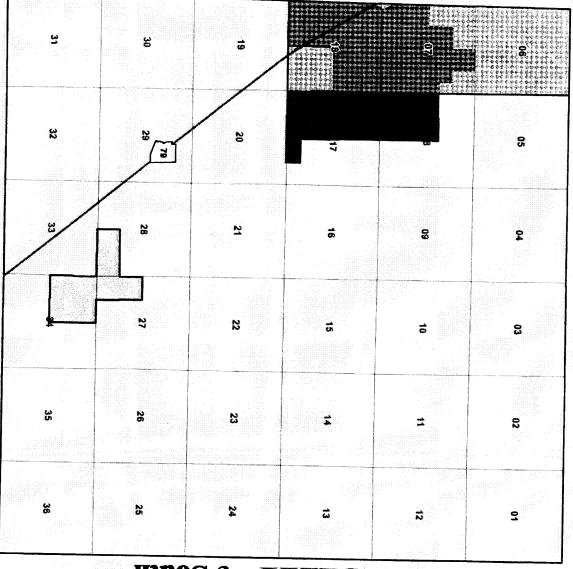
Prepared by:

Arizona Corporation Commission

Arizona Corporation Commission

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United Utilities (Florence/Cactus System)

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City of Florence (Nonjurisdictional)

Southwest Environmental Utilities, LLC
Docket No. WS-20878A-13-0065
(Fourth Amended Application for
CC&N for Water & Wastewater)

3



Prepared by:
Arizona Corporation Commission
E Utilities Division
Engineering Section/GIS Mapping
602-542-4251

Pursuant to ARS § 39-121.03 this map is 'Not for Commercial Use'

LEGAL DESCRIPTIONS FOR SOUTHWEST ENVIRONMENTAL UTILITIES, LLC. CC&N

CONSISTING OF 2 PARCELS DESCRIBED AS FOLLOWS

BEING PORTIONS OF SECTION 12 TOWNSHIP 5 SOUTH, RANGE 9 EAST AND SECTIONS 7, 8, 17, AND 18, TOWNSHIP 5 SOUTH RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

PARCEL 1
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N.00°24′15″E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2653.09 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE N.00°34′14″E., CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 2598.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE N.89°29'42"E., ALONG THE NORTH LINE OF SAID SECTION 18. A DISTANCE OF 409.56 FEET;

THENCE LEAVING SAID NORTH LINE OF SAID SECTION 18, N.15°25'20"W., A DISTANCE OF 108.55 FEET;

THENCE N.24°57'43"W., A DISTANCE OF 115.42 FEET;

THENCE N.17°44'42"W., A DISTANCE OF 236.79 FEET;

THENCE N.39°36'06"W., A DISTANCE OF 257.56 FEET;

THENCE N.50°11'31"W., A DISTANCE OF 84.54 FEET;

THENCE N.01°08'06"W., A DISTANCE OF 182.25 FEET;

THENCE N.05°42'39"E., A DISTANCE OF 108.79 FEET;

THENCE N.03°00'49"W., A DISTANCE OF 171.63 FEET;

THENCE N.26°33′54″W., A DISTANCE OF 40.22 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 7;

THENCE N.00°31′20″E. ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1516.91 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE N.00°24'19"E. ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2582.92 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N.89°42'17"E. ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2446.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;

THENCE N.89°42'22"E. CONTINUING ALONG SAID NORTH LINE OF SAID WEST HALF, A DISTANCE OF 1126.07 FEET;

THENCE S.00°20′26″E., A DISTANCE OF 1321.30 FEET;

THENCE N.89°16′52″E., A DISTANCE OF 658.03 FEET;

THENCE S.00°31'36"E., A DISTANCE OF 661.20 FEET;

THENCE S.89°57′19″E., A DISTANCE OF 660.17 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7, SAID POINT BEING S.00°19′40″E., A DISTANCE OF 1981.58 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE N.89°41'14"E., A DISTANCE OF 2649.31 FEET; TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 8;

THENCE S.00°19'50"E., ALONG THE SAID NORTH-SOUTH MID SECTION LINE A DISTANCE OF 661.63 FEET, TO THE CENTER OF SAID SECTION 8;

THENCE S.00°19'50"E., ALONG THE SAID NORTH-SOUTH MID SECTION LINE A DISTANCE OF 2642.50 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 8 AND THE NORTH QUARTER CORNER OF SECTION 17;

THENCE S.00°16'36"E., ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 17 A DISTANCE OF 4452.50 FEET, TO A POINT

THENCE LEAVING SAID NORTH-SOUTH MID SECTION LINE N.90°00'00"E., A DISTANCE OF 1316.41 FEET;

THENCE S.01°00′09″E., A DISTANCE OF 826.94 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17, SAID POINT BEING N.89°45′22″E A DISTANCE OF 1324.35 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE S.89°45′24″W., ALONG THE SAID SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 1324.35 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 17;

THENCE S.89°45'41"W., CONTINUING ALONG THE SAID SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 2648.72 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 17;

THENCE N.00°18'43"W., ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 2641.52 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 17 AND THE EAST QUARTER CORNER OF SECTION 18;

THENCE N.89°51'00"W., ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION A DISTANCE OF 2641.96 FEET, TO THE CENTER OF SAID SECTION 18;

THENCE S.00°15'32"E., ALONG NORTH-SOUTH MID SECTION LINE, A DISTANCE OF 2646.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S.89°58'47"W., ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 2396.08 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 18; AND THE POINT OF BEGINNING FOR PARCEL 1.

EXCEPT THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, OTHERWISE KNOWN AS PARCELS 3, 4, AND 5 OF FINISTERRE RANCHETTES AS SHOWN ON BOOK 1 OF RECORDS OF SURVEY, PAGE 93, PINAL COUNTY RECORDER.

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 1,430 ACRES MORE OR LESS

PARCEL 2

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12.

THENCE N.00°10'32"W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2678.11 FEET;

THENCE N.89°57′33″E., A DISTANCE OF 1549.82 FEET;

THENCE S.00°00'57"E., A DISTANCE OF 916.20 FEET;

THENCE N.89°45'56"E., A DISTANCE OF 985.61 FEET;

THENCE N.00°00'57"W., A DISTANCE OF 803.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S.73°06'18"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 999.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR US HIGHWAY 79;

THENCE S.30°22'30"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 2639.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 12;

THENCE S.89°57′58″W. ALONG SAID SOUTHERLY LINE A DISTANCE OF 4817.78 FEET TO THE POINT OF BEGINNING FOR PARCEL 2

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12.

THENCE N.00°10′32″W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2678.11 FEET;

THENCE N.89°57'33"E., A DISTANCE OF 1549.82 FEET;

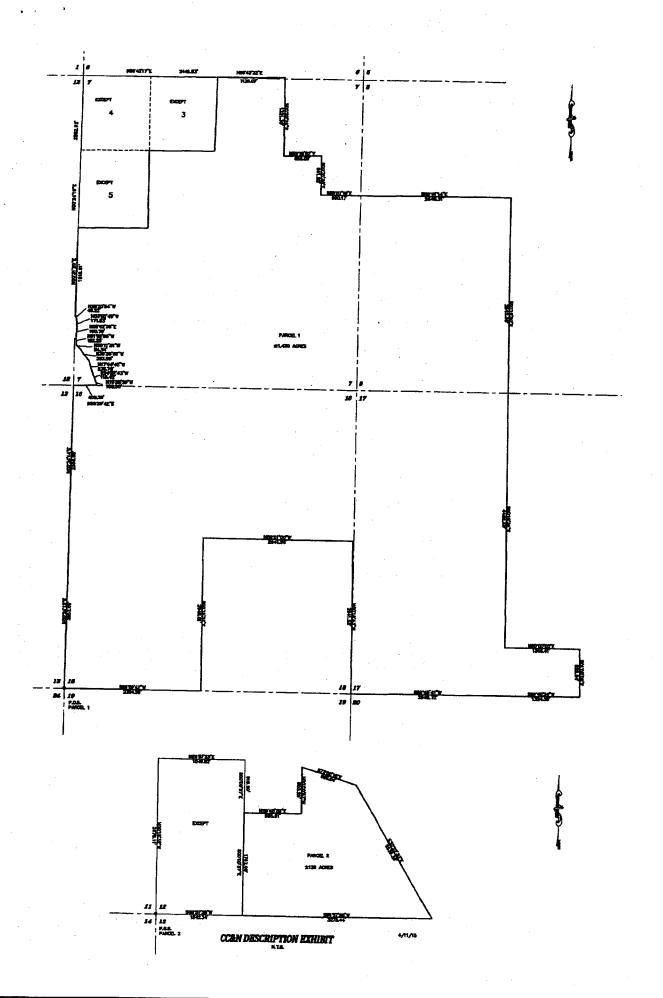
THENCE S.00°00'57"E., A DISTANCE OF 916.20 FEET;

THENCE CONTINUE S.00°00'57"E., A DISTANCE OF 1762.08 FEET:

THENCE S.89°57′58″W. ALONG SAID SOUTHERLY LINE A DISTANCE OF 1542.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 128 ACRES MORE OR LESS.

NOTE: THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD SURVEY.



ATTACHMENT C

MEMORANDUM

TO:

Blessing Chukwu

Executive Consultant III

Utilities Division

FROM:

Mary J. Rimback

Public Utilities Analyst

Utilities Division

DATE:

April 21, 2015

RE:

SOUTHWEST ENVIRONMENTAL UTILITIES, LLC'S APPLICATION FOR A

NEW CERTIFICATE OF CONVENIENCE AND NECESSITY

DOCKET NO. WS-20878A-13-0065

INTRODUCTION

On March 21, 2013, Southwest Environmental Utilities, LLC ("SEU" or "Company") submitted an application to the Arizona Corporation Commission ("Commission") for a Certificate of Convenience and Necessity ("CC&N") to provide public utility water and wastewater services in certain defined portions of Pinal County, Arizona. Consistent with Commission rules, the Company submitted five years of projected income statements, balance sheets, cash flow, and rate base.

Included in the Company's projections were five years of estimated costs of construction, estimated Advances in Aid of Construction ("AIAC") in the form of both developer advances and customer refundable connection fees, and estimated Contributions in Aid of Construction ("CIAC") in the form of hook-up fees. The Company amended a number of items since the original filing and this affected the financial analysis of the proposed CC&N. Staff requested through a data request an updated set of the Company workpapers. Staff received updated workpapers via email on March 9, 2015. Staff's analysis is based on these updated workpapers provided by the Company.

For the proposed water utility, the Company pro forms statements estimate rate base at the end of the first five years at \$1,456,494 and net operating income of \$73,526 for a rate of return of 5.05 percent. The typical residential bill for a customer with a ³/₄-inch meter and an average monthly usage of 7,500 gallons is \$52.36.

For the proposed wastewater utility, the Company pro forma statements estimate rate base at the end of the first five years at \$2,448,586 and net operating income of \$143,102 for a rate of return of 5.84 percent. The typical residential bill for a customer with a 3/4-inch meter is a flat charge of \$67.88.

Receiving and evaluating such projections and assumptions are necessary in order to establish a rate of return on rate base and initial rates due to the lack of historical information. Staff has a number of concerns as to the projections used by the Company for this application.

Southwest Environmental Utilities, LLC Docket No. WS-20878A-13-0065 Page 2

Staff recommended rate base, income statement, balance sheet, cash flow, and rate design reflect adjustments made by Staff to reflect what it believes to be more realistic results. Staff's chief concern is in regard to the Company assumptions used for the level of investor funds included in projected plant in service and the projected cash flow to operate the Company.

Staff's recommendations were developed with a view to increasing the level of investor funds and generating a rate of return which will provide adequate cash flow to operate the Company.

For the water utility, Staff recommended rate base at the end of the first five years is \$3,086,256. Based on Staff recommended 10 percent rate of return, net operating income of \$308,785 is estimated. Generating this return requires a typical residential bill of \$63.75 for a customer with a ¾-inch meter and an average monthly usage of 7,500 gallons, assuming there are 1,350 residential connections at the end of year five. A scenario of only 590 connections (from the original application) would require a higher typical residential bill of \$81.15 to generate the ten percent rate of return.

For the wastewater utility, Staff recommended rate base at the end of the first five years is \$3,461,108. Based on Staff recommended 10 percent rate of return, an operating income of \$347,392 is estimated. Generating this return requires a typical residential bill of \$88.37 for a customer with a ¾-inch meter assuming there are 1,350 residential connections at the end of year five. A scenario of only 590 connections (from the original application) would require a higher typical bill of \$168.38 to generate the ten percent rate of return.

FAIR VALUE RATE BASE

Staff recommended water utility rate base increases the fifth year water rate base in the amount of \$1,629,762 to \$3,086,256. Details of Staff recommended rate base are shown in water Staff schedules MRJ-W1RB, MJR-1W Refunds, and MJR-W2 accumulated depreciation.

Staff recommended wastewater utility rate base increases the fifth year wastewater rate base in the amount \$1,012,522 to \$3,461,108. Details of the Staff recommended rate base are shown on schedules MJR-WW1RB rate base, MJR-WW1 Refunds, and MJR-WW2 accumulated depreciation.

Staff found the Company off-site estimates of plant construction to be reasonable and appropriate. No documentation was provided to support the Contributions in Aid of Construction ("CIAC") in the form of Hook-Up Fees ("HUF"). Staff removed the HUFs from the rate base as shown in the tables following.

WATER		
	Company	Staff
The second secon	Pro-Forma	Recommended
Plant in Service	\$ 25,862,587	\$ 25,862,587
Less: AIAC On-site Plant in Service	21,309,000	21,309,000
Off-site Plant in service	4,553,587	4,553,587
CIACHook-up Fees	1,351,200	_
Customer Refundable Deposits	580,910	580,910
	1,932,110	580,910
Plant in Service funded by SEU	\$ 2,621,477	\$ 3,972,677
%	57.57%	87.24%

WASTEWATER		3		
	Company	Staff		
THE THE PROPERTY OF THE PROPER	Pro-Forma	Recommended		
Plant in Service	\$ 32,154,193	\$ 32,154,193		
Less: AIAC On-site Plant in Service	26,580,384	26,580,384		
Off-site Plant in service	5,573,809	5,573,809		
CIACHook-up Fees	1,356,000	and the second s		
Customer Refundable Deposits	473,550	473,550		
	1,829,550	473,550		
Plant in Service funded by SEU	\$ 3,744,259	\$ 5,100,259		
%	67.18%	91.50%		

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BALANCE SHEET EQUITY AND LIABILITIES

Staff's recommendations are with a view to increasing investor equity and generating a rate of return which will provide adequate cash flow to operate the Company. Staff's recommendations increase water equity to 19.21 percent at the end of five years. The Company's proposed five year equity is 11.47 percent (See Schedule MJR-W6). Staff's recommendations increase wastewater equity to 19.88 percent. The Company's proposed five year equity is 13.53 percent (See Schedule MJR-WW6).

RATE DESIGN

Staff's recommended rate design Schedules MJR-W4 and MJR-WW4 are reflective of Staff's, recommended revenue requirement. A typical bill analysis is shown on MJR-W5 and MJR-WW5. The rate designs are for 1,350 residential water and wastewater connections at the end of five years.

Water Rate Design

The Company proposed rates for a ³/₄-inch meter is \$34.88 for the minimum charge and a three-tier inverted rate per 1,000 gallons of \$1.58 for 0-3,000, \$2.83 for 3,001 to 10,000 gallons and \$4.08 for over 10,000 gallons. The Company typical residential bill is \$52.36 for an average usage of 7,500 gallons per month.

Staff recommends rates for a 3/4-inch meter is a \$36.00 minimum charge and a three-tier inverted rate per 1,000 gallons of \$2.50 for 0-3,000, \$4.50 for 3,001 to 10,000 gallons and \$6.19 for over 10,000 gallons. Using Staff's rate design, the typical residential bill is \$63.75 for an average usage of 7,500 gallons per month.

Service line and meter charges

Staff concurs with the estimated service line and meter charges as shown on Schedule MJR-W4.

Wastewater Rate Design

The Company proposed a rate for a ³/₄-in meter of \$67.88; Staff recommends a rate of \$88.37. Staff's rate design increases the monthly charge by meter size. The Company proposed a \$1.00 per 1,000 gallons charge for effluent. Staff recommends a \$.63 charge per 1,000 gallons for effluent.

Other Service Charges

Staff recommends some charges at variance with the Company proposed charges.

Staff does not recommend approval of the proposed Establishment of Service after hour \$50.00 tariff. Staff agrees with the Company that an after hour service charge is appropriate when it

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is at the customer's request. Such a charge compensates the utility for additional expenses incurred when providing after hour service. Staff recommends the addition of a Service Charge (after hours) tariff in the amount of \$50.00 and that this charge be in addition to the charge for any utility service provided after hours at the customer's request.

Staff recommends an NSF fee of \$40 for both water and wastewater. The Company is to only charge one NSF fee when customers are billed both water and wastewater services on one bill.

Hook-Up Fees

Staff recommends no hook-up fees be included in the tariff for water or wastewater.

CONCLUSION

Based on the Staff's recommended rates, Staff concludes the Company to be financially viable.

RECOMMENDATIONS

Staff recommends:

The Commission approve Staff's rates as shown in rate design Schedules MJR-W4 for water and MJR-WW4 for wastewater. In addition to collection of its regular rates, the Company may collect from its customers a proportionate share of any privilege, sales or use tax.

The Commission deny a tariff for hook-up fees.

The Commission find that the fair value rate base of the Company rate base devoted to water service is \$3,086,256.

The Commission find that the fair value rate base of the Company rate base devoted to wastewater service is \$3,461,108.

The Company be required to use the depreciation rates recommended by Staff for water and wastewater utilities.

The Company be required to file a rate application no later than six months following the fifth anniversary of the date the Company begins providing service to its first customer.

The Company be required to maintain its books and records in accordance with the National Association of Regulatory Utility Commissioners Uniform System of Accounts.

STAFF RECOMMENDED INCOME STATEMENT

LINE													11 1 617 5
NO.	DESCRIPTION		Year 1		Year 2		Year 3		Year 4		Year5		End of Year 5 1,350 Connections
													nov domiceron
1	Metered Revenucs		163,637		477,609		771,188		1,048,178		1,306,172		1,430,420
2											-		
3	Other Water Revenues		· -		-		-		•		-		•
4	Establishment Fees at \$25		5,150		6,350		7,575		7,550		7,525		7,525
5	Total Operating Revenues	\$	168,787	\$	483,959	\$	778,763	\$	1,055,728	\$	1,313,697	\$	1,437,945
6													
7	OPERATING EXPENSES												
8	Purchased Power .45/1,000		10,044		28,958		45,927		61,452		75,627		75,627
9	Materials and Supplies \$1.50/cust/mo		1,854		5,994		11,007		16,452		21,879		24,588
10	Water Testing Expense \$5/6mo/cust		1,030		3,330		6,115		9,140		12,155		13,660
11	Contractual Services-Legal		2,500		2,550		2,601		2,653		2,706		2,706
12	Billing, Postate, Ops, Ins \$24.00/mo/cust		29,664		95,904		176,112		263,232		350,064		393,408
13	Insurance Expense General Liability		1,669		5,395		9,906		14,807		19,691		22,129
14	Miscellaneous Expense		1,200		1,224		1,248		1,273		1,299		1,299
15	Depreciation Expense		53,229		131,010		197,326		319,022		474,658		550,362
16	Property Taxes Co estimate		3,559		5,778		10,117		16,480		22,528		22,528
17	Income Taxes Co estimate		4,070		20,803		37,821		32,981		22,854		22,854
18	Interest on Customer Deposits												
18	Total Operating Expenses	\$	108,818		300,945		498,181		737,492		1,003,461	\$	1,129,161
19	Operating Income (Loss)	\$	59,969	\$	183,014	\$	280,583	\$	318,236	\$	310,237	2	308,785
20													
27													
28	Plant in Service		4,128,898		6,584,160		10,760,571		18,753,737		25,862,587		25,862,587
29	Less: Accumulated Depreciation		53,229		184,238		381,565		700,587		1,175,245		1,175,245
30	Less: Net AIAC		1,578,792		3,589,137		7,304,871		14,822.621		21,184,638		21,184,638
31	Less: Net Refundable Meter Deposits		99,340		200,776		304,805		394,624		470,573		470,573
32	Plus Working Capital Power		5,158	•	15,506		27,787		41,005		54,125		54,125
33	ORIGINAL COST RATE BASE	\$	2,402,695	\$	2,625,515	\$	2,797,118	\$	2,876,911	\$	3,086,256	\$	3,086,256
34				-									
39	Rate of Return		2.50%		6.97%		10.03%		11.06%		10.05%	#	10.01%
40													
41	COMPANY ORIGINAL COST RATE BASE	\$	2,156,861	s	2,033,286	s	1.845,106	s	1,565,447	s	1,456,494	\$	1,456,494
42		-	-,	•	_,,		, ,	•	. ,,			•	
43	Staff Original Cost Rate Base more/(less) than Company	ş	245,834	\$	592,229	\$	952,012	\$	1,311,464	\$	1,629,762	\$	1,629,762
44		•	,	•	,		7	•	,,	•	,,	•	.,,
45						•							
46													
47	Notes:												
7'	<u>. 10 ta.s.</u>												

Company agreed after providing workpapers that a year 5 amount of \$2,000,000 was inadvertendly left out of the AIAC funded transmission and distribution lines. Staff increased the plant and accumulated depreciation and AIAC.

AIAC.

48 49

52

Staff is recommending hook up fees of \$1,356,000 not be included in the tariff, this amount was excluded from rate base calculation. Details are shown on Schedule MJR-WW1Refunds

50 WW1Refunds

Staff increased the amount refunded to developers from 5% to 10%, which decreased rate base starting in year 2.

STAFF RECOMMENDED RATE BASE

LINE ACCT.

PLANT	IN SERVICE:			,			
1	DESCRIPTION	Year 1		Year 2	Year 3	Year 4	Year 5
2	301 Organization		-	-	-	, *	-
3	302 Franchises		- ,	-	-	-	
4	303 Land and Land Rights		-	-	-	-	
5	304 Structures and Improvements		-	-	• '	-	•
6	305 Collecting and Impounding Rese		-	-	· · ·	-	-
7	306 Lake, River and Other Intakes		-		-	-	
8	307 Wells and Springs	694	046	694,046	694,046	694,046	1,388,09
9	308 Infiltration Galleries and Tun		-			-	
10	309 Supply Mains		_	_	· 	= "	
11	310 Power Generation Equipment				_	_	_
12	311 Pumping Equipment	23	753	23,753	23,753	23,753	23,7
13	320 Water Treatment Equipment		-	-5,755	23,775	25,755	
14	33 Distribution Reservoirs and St		1.				
15	330 Storage Tanks	688.	175	688,175	688,175	688,175	688,1
16	330 Pressure Tanks				•	•	· · · · · · · · · · · · · · · · · · ·
		121		121,175	121,175	121,175	
17	331 Transmission and Distribution	872,		1,309,435	1,745,914	2,182,392	
18	331 Transmission and Distribution (AIAC)	1,578,	792	3,597,576	7,337,508	14,894,196	21,309,00
19	333 Services (AIAC)		•	-	-	-	-
2 0	334 Meters and Meter Installations (AIAC)		-	•		-	-
21	335 Hydrants		-	· -	-	- .	-
22	335 Hydrants (AIAC)		-	-		-	-
23	336 Backflow Prevention Devices			-	-	· -	
24	339 Other Plant and Miscellaneous	150,	000	150,000	150,000	150,000	150,00
25	340 Office Furniture and Equipment		-			-	•
26	341 Transportation Equipment		-	-		-	-
27	342 Stores Equipment		-	• -	-	.*	•
28	343 Tools, Shop and Garage Equipme		-	. -	-	-	-
29	344 Laboratory Equipment		-	-	-	-	-
30	345 Power Operated Equipment		_	_	-	-	· -
31	346 Communication Equipment		_	_	-	•	_
32	347 Miscellaneous Equipment		_	_	-	-	_
33	348 Other Tangible Plant		_		_	_	_
34	2 11 3 410 2 110		-		_	_	_
	Total Plant in Service	\$ 4,128,	898 \$	6,584,160	\$ 10,760,571	\$ 18,753,737	\$ 25,862,58
	Less: Accumulated Depreciation	53,		184,238	381,565	700,587	1,175,24
	Net Plant in Service	\$ 4,075,			\$ 10,379,006	18,053,150.16	
38	Company	4,075,	570	6,399,922	10,379,006	18,053,150	22,707,34
	<u>LESS:</u>					•	
40	Contributions in Aid of Construction (CIAC)	\$	- \$		\$ -	-	\$ -
41	Less: Accumulated Amortization				-	<u> </u>	<u> </u>
42	Net CIAC (L39 - L40)		-	-	-	-	-
43	Advances in Aid of Construction (AIAC) Net	1,578,	192	3,589,137	7,304,871	14,822,621	21,184,63
44	Customer Refundable Meter Deposits Net	99,	340	200,776	304,805	394,624	470,57
45	Deferred Income Taxes		_		,	-	-
46		•	-	+			-
47							
	ADD:						
	Working Capital Allowance		158	15,506	27,787	41 005	54,12
	Defered Regulatory Assets	, ۶,	J0	13,306	41,181	41,005	54,12
	Deferred Regulatory Assets		-	-	-	-	
51	O		OF 5	0 /05 515	6 6505		
52	Original Cost Rate Base	\$ 2,402,	595 \$	2,625,515	\$ 2,797,118	\$ 2,876,911	\$ 3,086,25

LINE <u>NO.</u>

STAFF RECOMMENDED REFUNDED ADVANCES AND CONTRIBUTIONS

<u>NO.</u>						
			•			
	-	X			374	Veret
1	DESCRIPTION	Year 1	Year 2	Year 3	Year 4	Year 5
2 .		• •				
3 _		4 570 700	0.040.704	4 720 020	7,556,688	6,414,804
. 4	AJAC	1,578,792	2,018,784	3,739,932	14,894,196	21,309,000
5	Cumulative Deposits	1,578,792	3,597,576	7,337,508	14,894,196	21,309,000
6			0.420	24,198	38,938	52,786
7	Refunded		8,439		71,575	124,362
8	Cumulative refunds	•	8,439	32,637	/1,5/5	147,921
9	Company Cumulative Refunds	4 550 500	2 500 427	7 104 074	1.4.000.601	
10	Net	1,578,792	3,589,137	7,304,871	14,822,621 99.52%	21,184,638 99.42%
11	% Outstanding		99.77%	99.56%	99.3276	99.4270
12			5.00%	5.00%	5.00%	5.00%
13	Refund % of Revenues	-	3.00%	3.00%	3.00%	3.0076
14		37 4	¥7. A	37	Year 4	Year 5
15		Year 1	Year 2	Year 3	rear 4	1631.5
16	Hook-Up Fees					
17	77 - 1 71 - C	255,600	267,600	279,000	276,000	273,000
18	Hook Up fees	•	523,200	802,200	1,078,200	1,351,200
19	Cumulative Deposits Refunds	255,600	523,200	002,200	1,070,200	1,331,200
20	Retunds Cumulative Refunds					1.0
21	-		 _		 -	
22	Net	-	•	•	.=	
23	C. CER.					
24	Staff Recommends Denial of Hook-Up fees in Tariff	-	• •	•		
25 26						
26 27		9				
28	•					
29	Customer Refundable Deposits	Year 1	Year 2	Year 3	Year 4	Year 5
30	Customer Refundable Deposits	ACAL-	100.2	<u> </u>	<u> </u>	7 744.D
31	Company					
32	Service line and Meter installations	99,340	111,370	125,100	123,400	121,700
33	Cumulative Deposits	99,340	210,710	335,810	459,210	580,910
34	Refunds	22,040	9,934	21,071	33,581	45,751
35	Cumulative Refunds	_	9,934	31,005	64,586	110,337
36	Net	99,340	200,776	304,805	394,624	470,573
50	INCL	92 ₉ ,940	200,770	LUOGEUC	327,027	210,015

STAFF RECOMMENDED ACCUMULATED DEPRECIATION

		ļ		1				1	PLANT ln	
LINE	ACCT	1		L					SERVICE	DEPRECIATION
NO.	NO.	DESCRIPTION			Year J	Year 2	Year 3	Year 4	Year 5	RATE
(1:0.)				 						
1	301	Organization				-		-		0.00%
2		Franchises			_			-	-	0.00%
. 3	303	Land and Land Rights			+		-			0.00%
4	304	Structures and Improvements				-		-	-	3.33%
5	305	Collecting and Impounding Rese			-	-	· · · · -	-		5.00%
6	306	Lake, River and Other Intakes			- '	-		-	- 1	2.00%
7	307	Wells and Springs			11,556	34,668	57,779	80,891	115,559	2.00%
8	308	Infiltration Galleries and Tun			-	-	. •	-		2.00%
9	309	Supply Mains			-	-		-	-	2.00%
10	310	Power Generation Equipment			-			-	-	2.00%
11	311	Pumping Equipment			1,485	4,454	7,423	10,392	13,361	10.00%
12	320	Water Treatment Equipment				-	-	•	-	10.00%
13	33	Distribution Reservoirs and St	•			-			-	3.33%
14	330	Storage Tanks			7,639	22,916	38,194	53,471	68,749	12.50%
15	330	Pressure Tanks			3,029	9,088	15,147	21,206	27,264	2.50%
16	. 331	Transmission and Distribution			8,730	30,553	61,107	100,390	144,038	5.00%
17	331	Transmission and Distribution (AIAC)			15,788	67,552	176,902	399,219	761,251	5.00%
18	333	Services (AIAC)			-	-	-	-		3.33%
19	334	Meters and Meter Installations (AIAC)			-		- '	-	-	6.67%
20	335	Hydrants			· -				-	6.67%
21	335	Hydrants (AIAC)			• -	-	• 1 ₀	-	-	20.00%
22	336	Backflow Prevention Devices			•	· •.	•		-	20.00%
23	339	Other Plant and Miscellaneous			5,003	15,008	25,013	35,018	45,023	5.00%
24	340	Office Furniture and Equipment			-	-		-		10.00%
25	341	Transportation Equipment			-			-	-	10.00%
26	342	Stores Equipment						-	-	5.00%
27	343	Tools, Shop and Garage Equipme								
28	344	Laboratory Equipment								
29										
30		Communication Equipment								
31		Miscellaneous Equipment					* *			
32	348	Other Tangible Plant								
33		Total Staff		\$	53,229 \$	184,238	\$ 381,565 \$	700,587	1,175,245	
34		COMPANY			53,229	184,238	. 381,565	700,587	1,155,245	
36				\$	(0) \$	0 1	\$ (0) \$	(0)	20,000	

STAFF RECOMMENDED CASH FLOW

Line		STAF	F RECOMMEN	DED CASH FLO	w	
No.						
1						
2		Year 1	Year 2	Year 3	Year 4	Year 5
3	Cash from Operations					
4	Beginning Cash Balance (from existing operations)	25,000	138,197	433,847	866,487	1,431,227
5						
6	Income from Operations	59,969	183,014	280,583	318,236	310,237
7	Add Depreciation expense	53,229	131,010	197,326	319,022	474,658
8			•			
9	Total Cash From Operations	113,197	314,023	477,909	637,259	784,894
10						
11 .	Cash from Financing					
12						
13	Deposits (security) collected		•	•	· -	-
14	Long-Term Debt	-		-	-	• =
15	Common Equity	2,450,766	325,108	311,379	313,078	572,346
16	Advances in Aid of Const.	1,578,792	2,018,784	3,739,932	7,556,688	6,414,804
17	Contribution in Aid of Const. (Hook-up Fees)	•	- '			
18	Service Connection Fees	99,340	111,370	125,100	123,400	121,700
19				,		
20						
21	Total Cash from Financing	4,128,898	2,455,262	4,176,411	7,993,166	7,108,850
22						
23			•			
24						
25	Uses of Cash:					
26						
27						
28	Long-term Debt Repayment					
29	Advances in Aid of Construction refunded	+	8,439	24,198	38,938	52,786
30	Customer Deposits		· · · · · · · · · · · · · · · · · · ·	· -	-	-
31	Service Connection Fees Refunded	-	9,934	21,071	33,581	45,751
32	Capital Improvements - Plant	4,128,898	2,455,262	4,176,411	7,993,166	7,108,850
33						
34	Total Cash Uses	4,128,898	2,473,635	4,221,680	8,065,685	7,207,387
35						
36	Ending Cash Balance	138,197	433,847	866,487	1,431,227	2,117,584
37						
38						
41	Company Ending Cash Balance					1,278,219
42						839,365
43	Ending Balance AIAC					21,184,638
44	% funded in cash Staff			1 - 1 - 1 - 1 - 1 - 1		10.00%
	% funded in cash Company					6.03%

STAFF RECOMMENDED DEPRECIATION EXPENSE

UNE	ACCT									Staff Adjusted	DEPRECIATION
NO.	NO.	DESCRIPTION			Year 1	Year 2	Year,3	Year 4	Year 5	Year 5	RATE
1	301	Organization			-			-			0.00%
2	302	Franchises			-			•	-	-	0.00%
3	303	Land and Land Rights			-	-	-	-		· · · · ·	0.00%
4	304	Structures and Improvements				-		-	-	-	3.33%
5	305	Collecting and Impounding Rese			- 1				-		2.50%
6	306	Lake, River and Other Intakes			*		-	-	-		2.50%
7	307	Wells and Springs			11,556	23,112	23,112	23,112	34,668	46,223	3.33%
8 .	308	Infiltration Galleries and Tun			* '-						6.67%
9	309	Supply Mains						_	-	1.2	2.00%
10	310	Power Generation Equipment						-	_		5.00%
11	311	Pumping Equipment			1,485	2,969	2,969	2,969	2,969	2,969	12.50%
12						-, -		-	-	-	3.33%
13		Distribution Reservoirs and St					_		-	-	2.22%
14	330	Storage Tanks			7,639	15,277	15,277	15,277	15,277	15,277	2.22%
15		Pressure Tanks			3,029	6,059	6,059	6,059	6,059	6,059	5.00%
16	331	Transmission and Distribution			8,730	21,824	30,553	39,283	43,648	43,648	2.00%
17	331	Transmission and Distribution (AIAC)			15,788	51,764	109,351	222,317	362,032	426,180	2.00%
18		Services (AJAC)			,	,			,	-	3.33%
19		Meters and Meter Installations (AIAC)			· _		-		_		8.33%
20		Hydrants					_		2 1	_	2.00%
21		Hydrams (AIAC)						_		_	2.00%
22		Backflow Prevention Devices	•		· · · · -				-		6.67%
23		Other Plant and Miscellaneous		,	5,003	10.005	10,005	10,005	10,005	10,005	6.67%
24		Office Furniture and Equipment	1.0		•		10,000		.0,005		6.67%
25		Transportation Equipment			·						20.00%
26		Stores Equipment				_	_	_	_		4.00%
27		Tools, Shop and Garage Equipme				_		_	_		5.00%
28		Laboratory Equipment				-					10.00%
29		Power Operated Equipment									5.00%
30		Communication Equipment			-			-			10.00%
31		Miscellaneous Equipment						-	-	-	10.00%
32		Other Tangible Plant			-						10.00%
33	2.00				_			_			10.00 /4
34		Total Plant			53,229 \$	131,010 \$	197.326 \$	319,022 \$	474,658 \$	550,362	

Schedule MJR-W4 Page 1 of 2

STAFF RATE DESIGN

ly Usage Charge		Company	Staff
Meter Size (All Classes):			
5/8 x 3/4 Inch		\$ 23.25	\$
5/8 x 3/4 Inch Low Income		25.25	•
3/4 Inch		34.88	
1 Inch		58.13	
1 Inch Low Income		38.13	
1 1/2 Inch		44405	
2 Inch		116.25	1:
		186.00	1
3 Inch 4 Inch		372.00	36
		581.25	6
6 Inch		1,162.50	1,2
8 Inch		-	1,9
10 Inch			2,70
odity Charge - Per 1,000 Gallons		_	
COMMODITY CHARGE PROPE	OSED RATES:		
Charge per 1,000 gallons usage			
		ŀ	
All 5/8x3/4" and 3/4" meter sizes			
classes except irrigation	-		
Classes except torgation	0		•
	0 to 3,000	1.58	
	3,001 to 10,000	2.83	
	Over 10,000	4.08	
1 inch			
	0 to 25,000	2.83	
	Over 25,000	4.08	4
1 1/2 mch	3 122 22,000	1.00	
	0 to 50,000	2.02	
		2.83	
0.1	Over 50,000	4.08	
2 inch		[and the second s
	0 to 80,000	2.83	
	Over 80,000	4.08	
3 inch			
	0 to 160,000	2.83	
	Over 160,000	4.08	
4 inch	•	*	
	0 to 250,000	2.83	
	Over 250,000	4.08	
6 inch	230,000	4.00	
2.1121	0 to 500,000	202	
		2.83	
01	Over 500,000	4.08	
8 inch		1	
	0 to 800,000	2.83	
	Over 800,000	4.08	
Standpipe or bulk water per		ſ	
1,000 gallons		4.08	· · · · · · · · · · · · · · · · · · ·
		1	
Hook-up Fee			
Meter Size		1	
5/8 x 3/4		400	
3/4		600	
		900	•
1		1,500	(
1 1/2		3,000	
2		4,800	. (
3			
		9,600 15,000	

STAFF RATE DESIGN

STAFF KATE DESIG	1.0				
Other Service Charges		Company Proposed	-	Staff Recommended	
Establishment of Service (R14-2-403.D) Establishment of Service (After Hours) Re-establishment (within 12 months)	\$	25.00 50.00	1	\$ 25.00 N/A	
(R14-2-403.ID.1)				(a)	
Reconnection (Delinquent) (R14-2-403.D.1)	\$	30.00		\$ 30.00	
Moving meter at customer request (R14-2-405.B.5)	@) Cost		(ь)	
After Hours Service Charge, (R14-2-403.D)	\$	50.00		\$ 50.00	
Deposit (R-14-2-403.B.7)				(c)	
Meter Test (if correct) (R14-2-408.F)	\$	-		\$ 30.00	
Meter Reread (if correct) (R14-2-408.C)	\$	15.00		\$ 15.00	
NSF Check (R14-2-409.F.1)	\$	40.00		40.00	
Only one NSF charge can be charged if one check is returned that includes both water and wastewater payments.					
Late payment charge (per month)		1.50%		150%	
Deferred Payment (per month) (R14-2		1.50%		1.50%	
Deposit Interest (per year) (R14-2-403.B.3)		0%		(d)	
Sales or Use tax				(e)	
					Staff
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		y Proposed	Staff Recommended	Staff Recommended	Recommended
Service Line and Meter Installation per R14-12-405.8 5/8" x 3/4" Meter		otal	Service Line Charges	Meter Charges	Total
3/4 inch Meter	Ş	400	\$ 300	100	
1" Meter	\$	440	\$ 315	125	
1 Weter	\$ \$.	500	\$ 365	135	
2" (Turbine)	•	715	\$ 415	300	
2" (Compound)	\$ \$	1,170	\$ 500	670	7
3" (Turbine)	s s	1,700	\$ 700	1000	
3" (Compound)	\$	1,585 2,190	\$ 715 \$ 735	870	\$ 1,585
4" (Turbine)	\$	2,190	\$ 735 \$ 1,000	1455	
4" (Compound)	\$	3,215	\$ 1,000 \$ 1,215	1540	\$ 2,540
6" (Turbine)	\$	4,815	\$ 1,815	2000	\$ 3,215
6" (Compound)	Š	6,270		3000	\$ 4,815
- (- > -	•	0,270	\$ 2,270	4000	\$ 6,270

RULES AND REGULATIONS

(a) Monthly minimum times months off the system if reconnected within 12 months

(b) Cost to include parts, labor, overhead, and all applicable taxes, including income tax. (c)

Per AAC rule R14-2-403.B.7-residential customer deposits shall

not exceed two times the average residential class bill.

Per A.A.C. Rule R14-2-403.B

Per R14-2-408.D.5 - In addition to the collectin of regular rates each utility may collect from its customers proportionate share of any privilege, sales or use tax. (d) (e)

Staff Typical Bill Analysis General Service 3/4-Inch Meter

Company Proposed At 1,200

Staff Recommended At 1,350

Residential

Residential

\$

Average Usage

52.36

Company

7,500 Gallons average usage per month

Staff Recommended

Company Proposed

Average Usage

63.75

Staff

7,500 Gallons average usage per month

Proposed and Recommended (Without Taxes) General Service 3/4-Inch Meter

		Oungan,		COLLEGE		
		Proposed	Rec	commended	%	
_		At 1,200	At 1350	Residential		
Gallons	3/	4"		3/4"		
Consumption	R	ates	Ra	Rates		
-	\$	34.88	\$	36.00	3.21%	
1,000		36.46		38.50	5.60%	
2,000		38.04		41.00	7.78%	
3,000		39.62		43.50	9.79%	
4,000		42.45		48.00	13.07%	
4,500		43.87		50.25	14.56%	
5,000		45.28		52.50	15.95%	
6,000		48.11	•	57.00	18.48%	
7,000		50.94		61.50	20.73%	
8,500		55.19		68.25	23.67%	
9,500		58.02		72.75	25.40%	
10,500		61.47		78.10	27.05%	
11,500		65.55		84.29	28.58%	
12,500		69.63		90.48	29.94%	
13,500		73.71		96.67	31.14%	
14,500		77.79		102.86	32.22%	
15,500		81.87	,	109.05	33.19%	
16,500		85.95		115.24	34.07%	
17,500		90.03		121.43	34.87%	
18,500	•	94.11		127.62	35.60%	
19,500		98.19		133.81	36.27%	
24,500		118.59		164.76	38.93%	
29,500		138.99		195.71	40.81%	
34,500		159.39		226.66	42.20%	
39,500		179.79		257.61	43.28%	
44,500		200.19		288.56	44.14%	
49,500		220.59		319.51	44.84%	
74,500		322.59		474.26	47.01%	
99,500		424.59		629.01	48.14%	

STAFF RECOMMENDED BALANCE SHEET

	. s.	IAFF RECOME	MEMDED BALA	NCE SHEET		
2						
3						
4	4.5				•	
5 Staff Recommended	Year 1	Year 2	Year 3	Year 4	Year 5	
6						
7						
8 Plant	4,075,669	6,399,922	10,379,006	18,053,150	24,687,342	
9 Cash	138,197	433,847	866,487	1,431,227	2,117,584	
10 Total Assets	4,213,867	6,833,769	11,245,494	19,484,377	26,804,926	
. 11						
12 Liabilities and Deferred Credits						
13						
14 Advances in Aid of Construction Net of Refunds	1,578,792	3,589,137	7,304,871	14,822,621	21,184,638	
15 Net Refundable Customer Deposits (Advances)	99,340	200,776	304,805	394,624	470,573	
17 Subtotal Liabilities and Deferred Credits	1,678,132	3,789,913	7,609,676	15,217,245	21,655,211	80.79%
18	, -, -	,,	.,,			
19						
20 Common Equity	2,475,766	2,800,874	3,112,253	3,425,331	3,997,677	
21 Retained Earnings	59,969	242,982	523,565	841,801	1,152,038	
22 Total Equity	2,535,735	3,043,856	3,635,818	4,267,132	5,149,715	19.21%
23	, , , , , , , , , , , , , , , , , , , ,	-,, ,	-,,	,,	-,,	
24 Total Equity and Liability	4,213,867	6,833,769	11,245,494	19,484,377	26,804,926	100.00%
25						
26 Company pro forma Equity					3,075,212	11.47%
27					3,073,212	11.77
28						
29						
30						

STAFF RECOMMENDED INCOME STATEMENT AND ORIGINAL COST RATE BASE

LINE NO.	DESCRIPTION		Year 1	Year 2	Year 3	Year 4	Year 5		d of Year 5 Connections
1									
3	Metered Revenue		141,678	433,724	743,148	1,061,262	1,379,376		1,538,433
4 5	Effluent		5,942	17,407	28,032	38,238	48,407		48,407
6 7 11	Total Operating Revenues	.1	147,620 \$	451,130 \$	771,180 \$	1,099,500 \$	1,427,783	3	1,586,840
12	OPERATING EXPENSES:								
15	Sludge Removal Expense		2,358	6,908	11,124	15,174	19,224		19,224
16	Purchased Power		4,244	12,434	20,023	27,313	34,603		34,603
19	Materials and Supplies \$1.50/cust/mo		1,827	5,913	10,872	16,272	21,672		24,372
21	Waste Water Flushing				-	-	120,000		120,000
23	Contractual Services-Legal		1,500	1.530	1,561	1,592	1,624		1,624
24	Billing, Postate, Ops, Ins \$12.00/mo/cust		14,616	47,304	86,976	130,176	173,376		194,976
31	Miscellaneous Expense		1,200	1,224	1,248	1,273	1,299		1,299
33	Depreciation Expense		119,973	266.896	343,129	488,963	670,657		755,797
35	Property Taxes Co estimate		3,777	6,360	11,657	19,734	28,006		28,006
36	Income Taxes Co estimate		50	1,826	31,488	49,556	59,546		59,546
38	Income Taxes Co establish			1,020	51,100		- 37,540		57,540
39	Total Operating Expenses	\$	149,545 \$	350,395 \$	518,078 \$	750.053 \$	1,130,007	\$	1,239,447
40	Operating Income (Loss)		(1,925) \$	100,735 \$	253,103 \$	349,447 \$	297,776	\$	347,392
41	· · · · · · · · · · · · · · · · · · ·		(-3/-5/-					<u> </u>	
42									
49									
50	Plant in Service		6,247,022	8,942,083	13,870,306	23,525,535	31,812,193		31,812,193
51	Less: Accumulated Depreciation		119,973	386,869	729,998	1,218,961	1,889,618		1,889,618
52	Net Advances in Aid of Construction		1,904,299	4,295,617	8,904,921	18,225,229	26,114,912		26,114,912
53	Service Line Refundable Connection Charges	•	70,700	152,648	239,637	313,905	375,146		375,146
54	Working Capital		2,864	8,378	14,807	21,699	28,591		28,591
55	ORIGINAL COST RATE BASE		4,154,914	4,115,327	4,010,557	3,789,138	3,461,108		3,461,108
56									
57	Rate of Return		-0.05%	2.45%	6.31%	9.22%	8.60%		10.04%
58									
59	COMPANY ORIGINAL COST RATE BASE	\$	4,219,920 \$	3,978,603 \$	3,624,608 \$	3,090,110 \$	2,448,586	\$	2,448,586
60									
		•		12.00					
61	Staff Original cost rate base more/(less) than Company		(65,006)	136,724	385,949	699,028	1,012,522		1,012,522
62			·, · ·	•	• .	•			
63 .									
64	Notes:								•

Company agreed after providing workpapers that a year 1 Lift Station in the amount of \$342,000 be removed from plant in service. As such all yeear are affected by the reduction in plant in service and accumulated depreciation.

65 66

Staff is recommending hook up fees of \$1,356,000 not be included in the tariff, this amount was excluded from rate base calculation. Details are shown on Schedule MJR-WW1Refunds

67 68 69

STAFF RECOMMENDED RATE BASE

LINE ACCT.

NO. NO. End of Year Plant

75. 41	ATT DI CEDITOR										
	NT IN SERVICE:		37. 4		37. 0				37 74		37 F
1	DESCRIPTION	_	Year 1		Year 2	_	Year 3	_	Year 4	•	Year 5
2	351 Organization Cost	Ş	-	*	-	>	-	*	-	\$	-
3	352 Franchise Cost		-				· -		-		-
4	353 Land and Land Rights		- · · · - ·				· -		-		-
5	354 Structures and Improvements		-		•		•		·		-
6	355 Power Generation Equipment		-		, - , - , - , - , - ,		-		7		-
7	360 Collection Sewers - Force				-		-		-		4 404 000
8	361 Collection Sewers - Gravity Backbone		592,723		889,085		1,185,447		1,481,809		1,481,809
9	361 Collection Sewers - Gravity ALAC		1,904,299		4,302,998		8,934,859		18,293,726		26,238,384
10	362 Special Collecting Structures		-		-		•		-		•
11	363 Services to Customers		· -				-		•		- -
12	364 Flow Measuring Devices		-		-		• •		- ·		· - ':
13	365 Flow Measuring Installations				. - .						-
14	370 Receiving Wells Lift Station AIAC		-		- '		-		. =		342,000
15	371 Pumping Equipment		-		. -		-				-
16	375 Resuse T&D		-		•		. <u>-</u>		-		-
17	380 Treatment and Disposal Equipment		3,600,000		3,600,000		3,600,000		3,600,000		3,600,000
18	381 Plant Sewers		± ,		-				-		-
19	382 Outfall Sewer Lines		-		· -		-		- L		-
20	389 Other Plant and Misc. Equipment		150,000		150,000		150,000		150,000		150,000
21	390 Office Furniture and Equipment		- '		-		-		-		-
22	390 Computers & Software		-				_		-		. • •
23	391 Transportation Equipment	. '			-						- :
24	393 Tools, Shop and Garage Equipment		·		· · · · · · · · · · · · · · · · · · ·		-		-**		•
25	394 Laboratory Equipment				.		- ·				-
26	396 Communication Equipment		-				-		-		-
27	398 Other Tangible Plant		-		-		· -		=		-
28											
29	Total Plant in Service - Actual	\$	6,247,022	\$	8,942,083	\$	13,870,306	\$	23,525,535	\$	31,812,193
30	1		_ 				<u>_</u>				
31	Total Plant in Service 1	\$	6,247,022	\$	8,942,083	\$	13,870,306	\$	• •	\$	31,812,193
. 32	Less: Accumulated Depreciation		119,973		386,869		729,998		1,218,961		1,889,618
33		<u></u>				-			<u>-</u>		
34	Net Plant in Service	\$	6,127,049	\$	8,555,214	\$_	13,140,308	\$	22,306,574	\$	29,922,575
35											
36	<u>LESS:</u>							_		_	
37	Contributions in Aid of Construction (CIAC)	\$	-	\$.	\$	-	\$	-	\$	•
38	Less: Accumulated Amortization		 -				 _				<u> </u>
39	Net CIAC (L39 - L40)		-				· · · · · ·				<u>.</u>
40	Advances in Aid of Construction (AIAC)		1,904,299		4,295,617		8,904,921		18,225,229		26,114,912
41	Samina Tima Dafandahla Camandan Characa		70 700		150 649		220 627		212 005		275 146
41	Service Line Refundable Connection Charges		70,700		152,648		239,637		313,905		375,146
42	Deferred Income Taxes		-						· -		-
43	•				-		-		-		-
44 45	ADD.										
45 46	ADD:		0.064		0 270		14,807		21,699		20 501
46 47	Working Capital Allowance		2,864		8,378		14,80/		21,099		28,591
48	Defered Regulatory Assets				-						
48 49	Original Cost Rate Base	\$	4,154,914	\$	A 115 207	•	4.010.557	\$	3,789,138	\$	3,461,108
47	Oughai Cost Mate Dase	<u></u>	4,134,714	4	4,115,327	. و	4,010,557	42	2,102,120	٠	J,701,100

35 **3**6

STAFF RECOMMENDED REFUNDED ADVANCES AND CONTRIBUTIONS

1	DESCRIPTION	Year 1	Year 2	Year 3	Year 4	Year 5
2						
3	·				0.250.047	7.044.658
4	AIAC	1,904,299	2,398,699	4,631,861	9,358,867	7,944.658
5	Cumulative Deposits	1,904,299	4,302,998	8,934,859	18,293,726	26,238,384
6	and the second s			******	70.550	
7	Refunded at 5% of Staff Revenues		7,381	22,557	38,559	54,975
8	Cumulative refunds		7,381	29,938	68,497	123,472
9	Net	1,904,299	4,295,617	8,904,921	18,225,229	26,114,912
10						F 000/
11	Refund % of AIAC Balance	. - -	5.00%	5.00%	5.00%	5.00%
12						
	Company Cumulative refunds at 5 % of					
13	Company Revenues		5,902	. 23,912	54,644	98,403
14	Company Net	1,904,299	4,295,617	8,904,921	18,225,229	26,114,912
15						
16						
17						
18	DESCRIPTION	Year 1	Year 2	Year 3	Year 4	Year 5
19	Hook Up fees					
20	Company	204,000	252,000	300,000	300,000	300,000
21	Cumulative Deposits	204,000	456,000	756,000	1,056,000	1,356,000
22	Amortization	3,891	13,668	18,858	22,138	28,763
23	Cumulative Amortization	3,891	17,559	36,417	58,555	87,318
24 .	Company Net	200,109	438,441	719,583	997,445	1,268,682
25						
	Staff Recommends Denial of Hook-up			100		
26	fees in Tariff	-	-	-	-	-
	TO FOR CONTINUE ON I	**	37. 0	Year 3	Year 4	Year 5
27	DESCRIPTION	Year 1	<u>Year 2</u>	16413	1 541 4	1641.2
	Service Line Refundable Connection					
28	Charges	70.700	07.050	105 000	105,000	105,000
29	Company	70,700	87,850	105,000		473,550
30	Cumulative Deposits	70,700	158,550	263,550	368,550 30,732	473,350
31	Refunds	-	5,902	18,011	30,732 54,645	43,739 98,404
32	Cumulative Refunds	70.700	5,902	23,913		
33	Company Net	70,700	152,648	239,637	313,905	375,146

STAFF RECOMMENDED ACCUMULATED DEPRECIATION

LINE NO.	ACCI'	DESCRIPTION	Year 1	Year 2	Year 3	Year 4	PLANT In SERVICE Year 5	DEPRECIATION RATE
[100.]	NO.	DESCRIPTION	154L.	16a1 2	10ar 3	1621.4	1641 5	- KILL
1	351	Organization Cost			-		· -	0.00%
2		Franchise Cost	-		-	_	-	0.00%
3	353	Land and Land Rights	· -	-	<u>.</u> .	-	· -	0.00%
4	354	Structures and Improvements		-			-	3.33%
5		Power Generation Equipment		. '		•	-	5.00%
6	360	Collection Sewers - Force	· -	-	-		· · -	2.00%
7	361	Collection Sewers - Gravity Backbone	5,927	20,745	41,491	68,163	97,799	2.00%
8	361	Collection Sewers - Gravity AIAC	19,043	81,116	213,495	485,780	931,101	2.00%
9	362	Special Collecting Structures	-	· · · · ·	-	-	· _	2.00%
10		Services to Customers		-	-	,-	-	2.00%
11	364	Flow Measuring Devices	-			-	~	10.00%
12	365	Flow Measuring Installations	-	•,	: : -	-	-	10.00%
` 13	370	Receiving Wells	_				5,694	3.33%
14	371	Pumping Equipment	- · ·	· ·		<u>-</u>	_	12.50%
15	375	Resuse T&D	• -	_	-	_	-	2.50%
16	380	Treatment and Disposal Equipment	90,000	270,000	450,000	630,000	810,000	5.00%
17	381	Plant Sewers	, -	-	-	<u>-</u>	- '	5.00%
18	382	Outfall Sewer Lines	-		-	-		3.33%
19	389	Other Plant and Misc. Equipment	5,003	15,008	25,013	35,018	45,023	6.67%
20	390	Office Furniture and Equipment	•	- '	-			6.67%
21	390	Computers & Software	-	-		· -	-	20.00%
22	391	Transportation Equipment	• 1		_	-	-	20.00%
23	393	Tools, Shop and Garage Equipment	-		-	_	-	5.00%
24	394	Laboratory Equipment		· .	-	-	-	10.00%
25	396	Communication Equipment	•	-	÷		-	10.00%
26	398	Other Tangible Plant		<u></u>		<u> </u>	<u> </u>	5.00%
27		Total	\$ 119,973	\$ 386,869	729,998	\$ 1,218,961	\$ 1,889,618	
28		COMPANY	125,667	403,952	758,469	1,258,821	1,940,866	
30			\$ (5,694).	\$ (17,083)	\$ (28,471)	\$ (39,860)	\$ (51,248)	
		Amount for year 1 lift station	\$ (5,694)			\$ (11,389)	\$ (11,388)	

		_	# EE DE COM	OATENDONED CA	CIT EL OM	
Line		S	TAFF RECOM	IMENDED CA	SH FLOW	•
No.						
1		¥ 1	V2	V 2	Voor 1	Year 5
2		Year 1	Year 2	Year 3	Year 4	<u>rear 3</u>
3	Cash from Operations					
	Beginning Cash Balance (from		400.740	(20.047	1 001 711	2.475.720
4	existing operations)	- ·	188,748	630,947	1,291,611	2,165,730
5		(4.005)	400 725	052.402	240 447	207.774
- 6	Income from Operations	(1,925)	100,735	253,103	349,447	297,776
7	Add Depreciation expense	119,973	266,896	343,129	488,963	670,657
8	T 10 1 P 0	110 040	267 631	E07 221	020 410	968,433
9	Total Cash From Operations	118,048	367,631	596,231	838,410	900,433
10 11	Cook from Eigensing					
. 12	Cash from Financing					
13	Long-Term Debt			٠		
14	Common Equity	4,342,723	296,362	296,362	296,362	342,000
15	Advances in Aid of Const.	1,904,299	2,398,699	4,631,861	9,358,867	7,944,658
13	Contribution in Aid of Const.	1,504,255	2,570,077	1,051,001	7,550,007	7,541,050
16	(Hook-up Fees)				, <u> </u>	
10 17	Service Connection Fees	70,700	87,850	105,000	105,000	105,000
18	Service Connection rees	70,700	. 07,850	105,000	105,000	103,000
19						
20	Total Cash from Financing	6,317,722	2,782,911	5,033,223	9,760,229	8,391,658
21	Total Cash Hom I mancing	0,017,722	2,102,711	0,000,000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0,572,000
22						
23	Uses of Cash:	100				
24						
25	Long-term debt Repayment					•
26	AIAC Refunded	• •	7,381	22,557	38,559	54,975
	Service Line Refundable					
27	Connection Charges		5,902	18,011	30,732	43,759
28		 -	÷	-
29	Capital Improvements - Plant	6,247,022	2,695,061	4,928,223	9,655,229	8,286,658
30						
31	Total Cash Uses	6,247,022	2,708,344	4,968,791	9,724,520	8,385,392
32						
33	Ending Cash Balance	188,748	630,947	1,291,611	2,165,730	3,140,429
34	Company Ending Cash Balance					2,386,216
35						754,213
36		*				
37	Ending Balance AIAC					26,114,912
38	% funded in ending balance cash Staff				•	12.03%
39	% funded in ending balance cash Company					9.14%

STAFF RECOMMENDED DEPRECIATION EXPENSE

	ACCT									Staff Adjusted	DEPRECIATION
NO.	NO.	DESCRIPTION			car 1	Year 2	Year 3	Year 4	Year 5	Year 5	RATE
1	351	Organization Cost									
2	352				•	~.	-	-	-	-	0.00%
3		Land and Land Rights				-	=	· -	-	•	0.00%
4		Structures and Improvements			•		.=	-	. •	•	0.009
5		Power Generation Equipment			•	-	-	-	-	-	3.339
6		Collection Sewers - Force			-	-	-	-	-	-	5.00%
7						-	-		-	-	2.00%
8	361	Collection Sewers - Gravity AIAC			5,927	14,81		.,	29,636	29,636	2.00%
9					19,043	62,07	3 132,379	9 272,286	445,321	524,768	2.00%
10					-	-	-	•	•	-	2.00%
11		Flow Measuring Devices	-		-	-	-	-	-	- '	2.00%
12		Flow Measuring Installations			•		· · · · · ·	· · · · -	-	. · · -	10.00%
13		Receiving Wells			-		-	-	· -	-	10.00%
14		Pumping Equipment			•	•	-		5,694	11,389	3.33%
15		Resuse T&D	A Committee of the Comm		-	-	-	- ·		-	12.50%
16		Treatment and Disposal Equipment			-		٠.	-	-	-	2.50%
17					90,000	180,00	9 180,000	180,000	180,000	180,000	5.00%
18		Outfall Sewer Lines			-	-		-			5.00%
19		Other Plant and Misc. Equipment				-	-	-			3.33%
20	390	Office Furniture and Equipment			5,003	10,00	10,005	10,005	10,005	10,005	6.67%
21	390	Computers & Software			-	· · · · · ·			•		6.67%
22		Transportation Equipment				-	-		-	- · · · · - · · - · · - ·	20.00%
23		Tools, Shop and Garage Equipment			··· • · ·		•		•	·	20.00%
24		Laboratory Equipment						-		-	5.00%
25		Communication Equipment				-	. •	-	-	-	10.00%
26		Other Tangible Plant			-	-	-	-	-		10.00%
27		Total Depreciation Expense			440.074			<u> </u>			5.00%
				}	119,973	\$ 266,896	\$ 343,129	\$ 488,963	\$ 670,657	\$ 755,797	

STAFF RECOMMENDED RATE DESIGN

thly Usage Charge		Company	<u> </u>	Staff	
Residential Connections using half year co	evention	1,200	1		. 1,3
Meter Size (All Classes):			1 .		
5/8 x 3/4 Inch	s	45.25	s		- 58.9
5/8 x 3/4 Inch Low Income	•	-	1		50.0
3/4 Inch		67.88			88.3
1 Inch		113.13			147.2
1 Inch Low Income		-			125
1 1/2 Inch		226.25	l		294.5
2 Inch		362.00	1		471.
3 Inch		724.00	1		942.
4 Inch		1,131.25	1		1,472.
6 Inch		2,262.50			2,945.
8 Inch		3,620.00			4,712.
10 Inch		5,203.75	1		6,774.
12 lnch					
			1		
nodity Charge - Per 1,000 Gallons					
-			1		
	\$.	•	1		
Treated Effluent per 1,000 Gallons		1.00			0.0
Treated Effluent per acre foor	\$	325.80	l		
		_			_
		Company			Sta.
Other Service Charges		Proposed			Recommend
Establishment (R14-2-603.D.1)	\$	25.00	s		25.0
Establishment of Service (After Hours) if	•	2010.0	1		
scwer only		50.00			· N,
Re-establishment (within 12 months) (R14		50,00			• • •
603.D.1)			Į.	(a)	
			j	(4)	
Reconnection (Delinquent) - (R14-2-603.1	D.1) \$		1 5		30.
(If wastewater customer only)	3.3/		}* ·		
(it wastewater customet oray)					
After Hours Service Charge	\$	50.00	s		50.0
(If wastewater customer only, at customer			'		
(i			
Deposit (R-14-2-603.B.7)			l	(p)	
			1	(9)	
Late Payment Penalty (per month)			,	(c)	
(R14-2-608.F)		ļ	Į.	(6)	
arr, 2 desir,					
Deferred Payment (per month)		1.50%	l talt it		1.5
Deposit Interest (per year) (R14-2-603.B)		1 g i		(d)	
		.:			
Main Expension and additional facilities ag	reements	At cost		(e)	
				• • • • • • • • • • • • • • • • • • • •	
All revenue related taxes will be charged or	ustomers		,	(f)	
NSF Check (R-14-2-608 E 1)	•	40.00	١,		40.0
Only one NSF charge can be charged if on	•	70.00	[,		40-1
check is returned that includes both water	ic .		1		
and wastewater payments.				(g)	
			\$. •	
Service Line Connection Charge	\$	350.00	5		350.6
(Retundable)			1		
(Retundable)			1		
WATER LATERAL SERVICE					
WATER LATERAL SERVICE 4-Inch	\$	1,000.00			
WATER LATERAL SERVICE	\$ \$ \$	1,000.00 2,000.00 4,000.90			\$0 \$0 \$0

RULES AND REGULATIONS

- Monthly minimum if Re-establishment of service is within 12 months.
- Monthly minimum it Ke-establishment of service is within 12 months.
 Deposit Per R14-2-603.B.7.a residential customer deposits shall not exceed two times the average residential class bill as evidenced by the utility's most recent annual report filed with the Commission
 Per A.A.C. Rick R-14-2-608.F. Late payment penalty
 Per A.A.C. nel R14-2-603.B.
 Per A.A.C. R14-2-606 Cost to include parts, material, labor overhead and all applicable taxes including income tax.

- (f) Per R-14-2-608.D.5- In additions to the collection of regular rates each ver a 14-50 R.L.D. In additions to the collection of regular rates each unity may collect from its customers a proportionate share of any privilege, salso ruse tax, or other imposition based on the gross revenues received by the company. The company will not provide sewer service separate from water service. The bills will be combined on one billing and ther will only be one NSF Check fee.

STAFF RECOMMENDED

Typical Bill Analysis

General Service 3/4-Inch Meter

Company Proposed At 1,200 Residential Staff Recommended At 1350 Residential

Company Proposed

Gallons

Average Usage

7,500

67.88

Staff Recommended

Average Usage	7,500		\$	88.37

.ecommended (Without Taxes) Service 3/4-Inch Meter

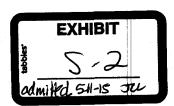
Gallons	Company Proposed At 1,200		At 135	Staff ommended 0 Residential	o / ₀
Consumption	 Rates			Rates	Increase
• .	 \$	67.88	\$	88.37	30.19%
1,000		67.88		88.37	30.19%
2,000		67.88		88.37	
3,000		67.88		88.37	30.19%
4,000		67.88		88.37	30.19%
4,500		67.88		88.37	30.19%
5,000		67.88		88.37	30.19%
6,000		67.88		88.37	30.19%
7,000		67.88		88.37	30.19%
8,500		67.88		88.37	30.19%
9,500		67.88		88.37	30.19%
10,500		67.88		88.37	30.19%
11,500		67.88		88.37	30.19%
12,500		67.88		88.37	30.19%
13,500		67.88		88.37	30.19%
14,500		67.88		88.37	30.19%
15,500		67.88		88.37	30.19%
16,500		67.88		88.37	30.19%
17,500		67.88		88.37	30.19%
18,500		67.88		88.37	30.19%
19,500		67.88		88.37	30.19%
24,500		67.88		88.37	30.19%
29,500		67.88		88.37	30.19%
34,500		67.88		88.37	30.19%
39,500		67.88		88.37	30.19%
44,500		67.88	•	88.37	30.19%
49,500		67.88		88.37	30.19%
74,500		67.88		88.37	30.19%
99,500		67.88	•	88.37	30,19%

STAFF RECOMMENDED BALANCE SHEET

-							
3							
4				** *	T. .	37 1 . F	%
5	Year	1	Year 2	Year 3	Year 4	Year 5	70
7 ASSETS							
8 Plant		6,127,049	8,555,214	13,140,308	22,306,574	29,922,575	
9 Cash	·	188,748	630,947	1,291,611	2,165,730	3,140,429	
10 Total Assets		6,315,797	9,186,161	14,431,919	24,472,304	33,063,004	
11							
12 LIABILITIES AND EQUITY		•					
13 Advances in Aid of Construction Net of Refunds		1,904,299	4,295,617	8,904,921	18,225,229	26,114,912	
14 Net Refundable Customer Deposits (Advances)		70,700	152,648	239,637	313,905	375,146	
15 Subtoral Liabilities and Deferred Credits		1,974,999	4,448,265	9,144,558	18,539,134	26,490,058	80.12%
16							
17 Common Stock		4,342,723	4,639,085	4,935,447	5,231,809	5,573,809	
18 Retained Earnings		(1,925)	98,811	351,913	701,360	999,137	
19 Total Equity		4,340,798	4,737,896	5,287,360	5,933,169	6,572,946	19.88%
20							
21 Total Equity and Liability		6,315,797	9,186,161	14,431,919	24,472,304	33,063,004	100.00%
22							42.720/
23 Company pro-forma Equity			•			4,473,733	13.53%

Table 4: Offsite Sewer Infrastructure Costs

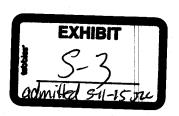
Description	Approximate Quantity	Unit	Unit	Price	Tot	กไ
Wastewater Treatment Plant						
0.3 MGD Wastewater Treatment Plant	300,000	GAL	\$	10.00	\$	3,000,000.00
Engineering and Contingency for Wastewater					ľ	
Treatment Plant					\$	600,000.00
		···				
Total Cost of Wastewater Treatment Plant					\$	3,600,000.00
Lift Station						
Lift Station		EA	\$	285,000.00	\$	285,000.00
					<u> </u>	*** 000 55
Engineering and Contingency for Lift Station					\$	57,000.00
				· · · · · · · · · · · · · · · · · · ·	Г.	
Total Cost of Lift Station					\$	342,000.00
					_	
Backbone Sewer Infrastructure	1	17.67	10	- CO - AA	6	260 200 20
15" SDR 35 PVC Pipe	3,960		\$	68.00	\$	269,280.00
12" SDR 35 PVC Pipe	3,960		\$	59.00 44.00	\$	233,640.00 342,320.00
10" SDR 35 PVC Pipe	7,780		\$	36.00	\$	108,000.00
8" SDR 35 PVC Pipe 8" Schedule 80 PVC Pipe, Force Main	3,000 2,800		\$	42.00	\$	117,600.00
4' Diameter Manhole	2,800		\$	4,000.00	\$	84,000.00
4 Diameter Manhole 5' Diameter Manhole		EA	\$	5,000.00	\$	80,000.00
2 Digineter Mannote	.13	ILA		3,000.00	1.49	80,000,00
Subtotal	1				\$	1,234,840.00
Suctoral						1,25 1,0 10100
Engineering and Contingency for Backbone	<u> </u>					
Infrastructure	,				\$	246,968.00
				······································	L- <u>-</u> -	
Total Cost of Backbone Sewer Infrastructure		,			\$	1,481,808.00
Power					.,	
APS Power - Material and Construction	I	EA	\$	150,000.00	\$	150,000.00
Total Cost of Offsite Sewer Infrastructure					\$	5,573,808.00



Page | 2 Southwest Environmental Utilities, LLC Docket No. WS-20878A-13-0065

Table 1: Offsite Water Infrastructure Costs

Description	Approximate Quantity	Unit.	Unit	Price	Tot	al
Well Site						
Well Site, 150' x 100'	<u> </u>	EA	\$	578,371.30	\$	1,156,742,59
			 		т ф	021 249 50
Engineering and Contingency for Well Site					\$	231,348.52
Total Cost of Well Site					\$	1,388,091.11
Water Plant			<u> </u>			
500,000 Gallon Storage Tank	500,000	GAL	\$	1.00	\$	500,000.00
Booster Pumps		EA	\$	5,100.00	\$	15,300.00
Booster Pump Installation		LS	\$	2,295.00	\$	2,295.00
Hydro-pneumatic Tank	1	EA	\$	55,000.00		55,000.00
Hydro-pneumatic Tank Installation	1	LS	\$	25,000.00	\$	25,000.00
Piping and Fittings for Storago Tank and Pump Station]1	LS	\$	19,519.00	\$	19,519.00
Subtotal					\$	617,114,00
N					\$	92,567.10
Electrical Engineering and Contingency for Water Plant	T .	-			\$	123,422.80
	1					
Total Cost of Water Plant					\$	833,103.90
Backbone Water Infrastructure	·····					
16" AWWA C900 DR 18 PVC 150 psi	5,000	LF	\$	71,00	\$	355,000.00
12" AWWA C900 DR 18 PVC 150 psi	17,520		\$	55,00	\$	963,600.00
10" AWWA C900 DR 18 PVC 150 psi	2,640		\$	48.00	\$	126,720.00
8" AWWA C900 DR 18 PVC 150 psi	4,450	LF	\$	36,00	\$	160,200.00
16" Gate Valve, Box, and Cover	12	EA	\$	8,820.00	\$	105,840.00
12" Gate Valve, Box, and Cover	35	EA	\$	2,500,00	\$	87,500.00
10" Gate Valve, Box, and Cover	6	EA	\$	2,000.00	\$	12,000.00
8" Gate Valve, Box, and Cover	6	EA	\$	1,300.00	\$	7,800.00
Subtotal					\$	1,818,660.00
Engineering and Contingency for Backbone Water	T				<u> </u>	
Infrastructure					\$	363,732,00
						0.100.000.00
Total Cost of Backbone Water Infrastructure			·		\$	2,182,392.00
Power			F.			160 000 00
APS Power - Material and Construction	1	EA	\$	150,000.00	\$	150,000.00
Total Cost of Offsite Water Infrastructure	I				\$	4,553,587.01



SOUTHWEST ENVIRONMENTAL UTILITIES/ APPLICATION FOR CC&N

CASE NO. WS-20878A-13-0065

EXHIBIT A-1



ORIGINAL NEW APPLICATION SOUTHWEST ENVIRONMENTAL UTIL



5230 East Shea Boulevard, Suite 200 * Scottsdale, Arizona PH: (480) 998-3300; FAX: (480) 483-7908 RECEIVED

2013 MAR 21 A 10: 06

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21 March 2013

Arizona Corporation Commission DOCKETED

MAR 2 1 2013

Docket Control Center Arizona Corporation Commission 1200 W. Washington Street Phoenix AZ

WS-20878A-13-0065

DOCKETED BY

Attached is an application by Southwest Environmental Utilities, L.L.C. for a water CC&N Expansion. The purpose of this application is to create the Southwest Environmental Utilities, L.L.C. service area to include Florence Majestic Ranch, Johnson Ranch Estates, Florence Crossing development, Sunaire Ranch and Majestic Ranch.

George H. Johnson, Manager

SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

ARIZONA CORPORATION COMMISSION

APPLICATION FOR AN EXTENSION CERTIFICATE OF CONVENIENCE AND NECESSITY

WATER AND/OR SEWER

A. The legal name, mailing address and telephone number of the Applicant (Company) is:

SOUTHWEST ENVIRONMENTAL UTILITIES, LLC 5230 E SHEA BLVD, SUITE 200 SCOTTSDALE AZ 85254 (480) 998-3300

B. If the applicant operates under a "d.b.a." or under a name other than the Applicant (Company) name listed above, specify:

N/A

C. List the full name, mailing address and <u>telephone number</u> of the management contact:

GEORGE H. JOHNSON SOUTHWEST ENVIRONMENTAL UTILITIES, LLC 5230 E SHEA BLVD, SUITE 200 SCOTTSDALE AZ 85254 (480) 998-3300

D. List the full name, mailing address and telephone number of the attorney for the Applicant:

JEFFREY W CROCKETT BROWNSTEIN HYAT FARBER SCHREK 1 E WASHINGTON, SUITE 2400 PHOENIX AZ 85004 (602) 382-4062 E. List the full name, mailing address and <u>telephone number</u> of the operator certified by the Arizona Department of Environmental Quality who is or will be working for the Applicant:

GREGORY BROWN
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC
5230 E SHEA BLVD, SUITE 200
SCOTTSDALE AZ 85254
(480) 998-3300

F. List the full name, mailing address and <u>telephone number</u> of the on-site manager of the utility:

KENNY WATKINS, GENERAL MANAGER SOUTHWEST ENVIRONMENTAL UTILITIES, LLC 5230 E SHEA BLVD, SUITE 200 SCOTTSDALE AZ 85254 (480) 998-3300

G. The Applicant is a:

Corporation: "C", "S", Non-Profit Arizona, Foreign	PartnershipLimited, General Arizona, Foreign
Sole Proprietorship	X Limited Liability Company (LLC)
Other (Specify)	

- H. If Applicant is a corporation:
- 1. List full names, titles and mailing addresses of all Officers and Directors:

Officers

N/A

Directors

N/A

- 2. Attach a copy of the corporation's "Certificate of Good Standing" issued by the Corporation's Division of the Arizona Corporation Commission. N/A
- 3. Attach a certified copy of the Articles of Incorporation. N/A
- 4. Attach a certified copy of the corporation's By-Laws. N/A
- 5. If a for-profit corporation, indicate the number of shares of stock authorized for issue: N/A
- 6. If stock has been issued, indicate the number of shares issued and date of issue: N/A
- H. If the Applicant is a partnership:
- 1. List the full name and mailing address of the general partners: N/A
- 2. List the full name, address and telephone number of the managing partners: N/A
- 3. Attach a copy of the Partnership's Articles of Partnership. N/A
- If the Applicant is a foreign limited partnership, provide a copy of the Partnership's "Certificate of Registration" filed with the Arizona Secretary of State. N/A
- I. If the Applicant is a Limited Liability Company:
- 1. List the full name and mailing address of all the Applicant's managers or, if management is reserved to the members, the Applicant's members:

GEORGE H JOHNSON SOUTHWEST ENVIRONMENTAL UTILITIES, LLC 5230 E SHEA BLVD, SUITE 200 SCOTTSDALE AZ 85254 (480) 998-3300

2. Attach a copy of the Articles of Organization.

(See Attachment #1)

J. List the legal name and mailing address of each other utility in which the applicant has an ownership interest:
N/A

K. Provide a compliance status report from the Arizona Department of Environmental Quality ("ADEQ"), dated no more than 30 days of the CC&N extension application, for each water and wastewater systems as identified by a separate ADEQ Public Water & Wastewater System Identification number.

N/A - New Water and Wastewater System

Attach a legal description of the requested service area, expressed in terms of CADASTRAL (quarter section description) or Metes and Bounds survey. References to parcels and dockets will not be accepted.

(See Attachment #2)

L. Attach a detailed map using the form provided as Attachment "B". Shade and outline the area requested. Also, indicate any other utility within the general area using different colors.

(See Attachment #3)

M. List the name of each county in which the requested extension area is located and a description of the area's location in relation to the closest municipality, which shall be named:

The requested CC&N is within Pinal County and the town limits of Florence.

N. Attach a complete description of the facilities proposed to be constructed, including a preliminary engineering report with specifications in sufficient detail to describe each water system and the principal components of each water system (e.g., source, storage, transmission lines, distribution lines, etc.) to allow verification of the estimated costs provided under R14-2-402 subsection (B)(5)(0) and verification that the requirements of the Commission and the Arizona Department of Environmental Quality can be met.

(See Attachment #4)

O. Provide the estimated total construction cost of the proposed offsite and onsite facilities, including documentation to support the estimates, and an explanation of how the construction will be financed, such as through debt, equity, advances in aid of construction, contributions in aid of construction, or a combination thereof.

(See Attachment #5)

P. Explain the method of financing utility facilities. Refer to the instructions, item no. 7. (Use additional sheets if necessary):

The construction of the additional utility facilities needed to serve the area covered by this Application will be financed primarily by advances in aid of construction and hook-up fees in accordance with Commission regulations and Southwest Environmental Utilities applicable tariffs, as well as pursuant to the terms of any main extension agreements between Southwest Environmental Utilities, and property owners. A copy of all fully executed main extension agreements for water facilities between parties shall be filed with the Commission in support of this Application when completed.

Q. Attach financial information in a format similar to Attachment "C". Include current assets and liabilities, an income statement, estimated revenue and expenses and the estimated value of the applicant's utility plant in service for the first five years following approval of the application.

(See Attachment #6)

R. Provide a detailed description of the proposed construction timeline for facilities with estimated starting and completion dates and, if construction is to be phased, a description of each separate phase of construction.

Water - (See Attachment #7) Sewer - (See Attachment #8)

S. Provide a copy of any requests for service from persons who own land within the proposed extension area, which shall identify the applicant by name.

Please see the request for service from the Town of Florence, Florence/Majestic Ranch LLC, Johnson Ranch Estates LLC, Florence Crossing Land Partners LLC. (See Attachment #9)

- T. Provide maps of the proposed extension area identifying:
 - 1. The boundaries of the area, with the total acreage noted; $1912.02 AC \pm$
 - 2. The land ownership boundaries within the area, with the acreage of each separately owned parcel within the area noted; (See Attachment #10)
 - 3. The owner of each parcel within the area; (See Attachment #10)
 - 4. Any municipality corporate limits that overlap with or are within five miles of the area; All of the requested area is within the Town of Florence

6. Provide a copy of your estimated property taxes. This may be obtained by contacting the Arizona Department of Revenue, Division of Property Valuation and Equalization. You must provide them with a five (5) year projection of the original cost of the plant, depreciation expense, the location of the property and the school district.

\$8,384.00; Florence Unified School District

Z. Indicate the estimated number of customers, by class, to be served in each of the first five years of operation. Include documentation to support the estimates.

Residential:

First Year 100 Second Year 200 Third Year 330 Fourth Year 460 Fifth Year 590

Commercial:

First Year 2 Second Year 3 Third Year 3 Fourth Year 3 Fifth Year 3

Construction:

First Year 2 Second Year 4 Third Year 4 Fourth Year 4 Fifth Year 4

Irrigation:

First Year 2 Second Year 3 Third Year 3 Fourth Year 3 Fifth Year 3

AA. Indicate the projected annual water consumption or sewerage treatment, in gallons, for each of the customer classes for each of the first five years of operation:

In thousands of gallons:

Residential:		Construction	:
First Year	4,500	First Year	<u>6,720</u>
Second Year	<u>13,500</u>	Second Year	<u>16,800</u>
Third Year	<u>23,850</u>	Third Year	<u>20,160</u>
Fourth Year	<u>35,550</u>	Fourth Year	20,160
Fifth Year	<u>47,250</u>	Fifth Year	<u>20,160</u>
Commercial:		Irrigation:	
Commercial: First Year	6,720	Irrigation: First Year	3,000
		_	3,000 10,800
First Year	<u>6,720</u>	First Year	
First Year Second Year	<u>6,720</u> <u>16,800</u>	First Year Second Year	10,800
First Year Second Year Third Year	6,720 16,800 20,160	First Year Second Year Third Year	10,800 14,400

(See Ai	tachment #6)
Residential:	Industrial:
First Year	First Year
Second Year	Second Year
Third Year	Third Year
Fourth Year	Fourth Year
Fifth Year	Fifth Year
Commercial:	Irrigation:
First Year	First Year
Second Year	Second Year
Third Year	Third Year
Fourth Year	Fourth Year
Fifth Year	Fifth Year
Residential: First Year	Industrial: First Year
Second Year	Second Year
Third Year	Third Year
Fourth Year	Fourth Year
Fifth Year	Fifth Year
Commercial:	Irrigation:
First Year	First Year
Second Year _	Second Year
Third Year _	Third Year
Fourth Year	Fourth Year
Fifth Year	Fifth Year
DD. Attach a	n itemized list of the major components of the water or sewer system.
(See Att	achment #5)

Indicate the total estimated annual operating revenue for each of the first five years of

BB.

operation:

EE. Indicate the total estimated cost to construct utility facilities:

(See Attachment #5)

- FF. Provide a description of how water and/or wastewater service is to be provided in the proposed extension area and the name of each water and wastewater service provider for the area, if any.
 - N/A Southwest Environmental Utilities is providing all water and waste water service.
- GG. Provide a letter from each wastewater service provider identified under subsection (B)(5)(aa), confirming the provision of wastewater service for the proposed service area or extension area.
 - N/A Southwest Environmental Utilities is providing all water and waste water service.
- HH. Provide plans for or a description of water conservation measures to be implemented in the proposed service area or extension area, including, at a minimum:
 - i. A description of the information about water conservation or water saving measures that the utility will provide to the public and its customers;

Southwest Environmental Utilities will use water conservation consistent with ADWR's water conservation measures,

ii. A description of how the applicant will work with each wastewater service provider identified under subsection (B)(5)(aa) to encourage water conservation;

N/A

iii. A description of the sources of water that will be used to supply parks, recreation areas, golf courses, greenbelts, ornamental lakes, and other aesthetic water features;

Effluent

iv. A description of any plans for the use of reclaimed water;

Landscaping

v. A description of any plans for the use of recharge facilities;

Recharge Basins

vi. A description of any plans for the use of surface water;

N/A

vii. A description of any other plans or programs to promote water conservation;

N/A

II. Provide a backflow prevention tariff that complies with Commission standards, if not already on file.

(See Attachment #15)

JJ. Provide a curtailment tariff that complies with Commission standards, if not already on file.

(See Attachment #16)

KK. Provide a copy of a Physical Availability Determination, Analysis of Adequate Water Supply, or Analysis of Assured Water Supply issued by the Arizona Department of Water Resources for the proposed service area or extension area or, if not yet obtained, the status of the application for such approval;

Southwest Environmental Utilities requests that the filing of the Physical Availability Determination, Analysis of Adequate Water Supply, or Analysis of Assured Water Supply be submitted as a compliance item in this docket within two years of the approval of the CC&N.

(Signature of Authorized Representative)

George H. Johnson

Manager

SUBSCRIBED AND SWORN to before me this 26th day of February, 2013

NOTADY DUDLIC

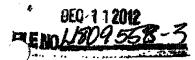
My Commission Expires Sept 2, 2014

MICHELLE E. BELASKI Notary Public - Arizona MARICOPA COUNTY My Commission Expires SEPTEMBER 2, 2014

END.

ATTACHMENT #1





ARTICLES OF ORGANIZATION OF

SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, for the purpose of forming a limited liability company under and pursuant to the laws of the State of Arizona, does hereby adopt these Articles of Organization:

ARTICLE I

The name of this limited liability company is SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

ARTICLE II

The purpose for which this limited liability company is organized is the transaction of any and all lawful business for which a limited liability company may be organized under the laws of the State of Arizona, as they may be amended from time to time.

ARTICLE III

The address of the registered office of this limited liability company is 5230 B. Shea Boulevard, Suite 200, Scottsdale, Arizona 85254.

ARTICLE IV

The name and business address of the agent for service of process of this limited liability company is Gary A. Drummond, Esq., 1430 E. Missouri Avenue, Suite B-125, Phoenix, Arizona 85014.

ARTICLE V

Management of this limited liability company is vested in a manager.

ARTICLE VI

The name and business address of each person who is a manager of this limited liability company and each member who owns a twenty percent (20%) or greater interest in the capital or profits of this limited liability company are:

George H. Johnson 5230 E. Shea Boulevard, Suite 200 Scottsdale, Arizona 85254 Manager

George H. Johnson and Jana S. Johnson, Co-Trustees of The George H. Johnson Revocable Trust, dated July 9, 1987 5230 E. Shea Boulevard, Suite 200 Scottsdale, Arizona 85254

Member

ARTICLE VII

A member, manager, employee, officer or agent of this limited liability company is not liable, solety by reason of being a member, manager, employee, officer or agent, for the debts, obligations and liabilities of this limited liability company whether arising in contract or tort, under a judgment, decree or order of a court or otherwise. If Arizona law is subsequently amended to authorize further elimination or limitation of liability of members, managers, employees, officers or agents of limited liability companies, then the liability of a member, manager, employee, officer or agent of this limited liability company, in addition to the limitation on personal liability provided herein, shall be limited to the fullest extent permitted by Arizona law.

ARTICLE VIII

This limited liability company shall indemnify, to the fullest extent allowed by applicable law, any member, manager, employee, officer or agent of this limited liability company.

	ARTICLE IX
The duration of this limite	d liability company shall be perpetual.
D WITNESS WHERE	F, the undersigned has set his hand this 3rd day of Nevember,
2012.	
KUURK KUUK	W_
GEORGE H. JOHNSON, Manag	ex/
STATE OF ARIZONA)	8.
County of Maricopa)	ard December
The foregoing instrument	was acknowledged before me this 2 day of November, 2012,
by GEORGE H. JOHNSON.	Michelle E. Belaski
_	Notary Public
My Commission Expires:	**************************************
Sept 2, 2014	MICHELLE E, BELASKI Notary Public - Arizona MARICOPA COUNTY
51030.00209.i	My Commission Expires SEPTEMBER 2, 2014

ATTACHMENT #2

LEGAL DESCRIPTIONS FOR SOUTHWEST ENVIRONMENTAL UTILITIES, LLC CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N. 00°49'34" E., ALONG THE WEST LINE OP SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A. DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12;

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A "RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR LAND DIVISION:

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY. 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEBT TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461,87 FEET TO THE EAST OUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28"E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8:

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" E., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER;

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50 43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656,23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294,06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

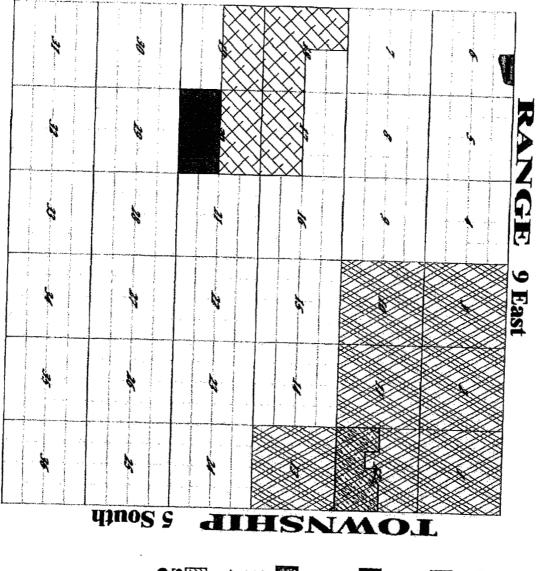
THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTE:

THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF ON ACTUAL FIELD SURVEY.

ATTACHMENT #3

COUNTY: Pinal



Arizona Water Company (Coolidge) W-1445 (39)(3)

C-0005 (4)

City of Florence (Nonjurisdictional)

Application for Extension Arizona Water Company Docket No. W-1445-05-389

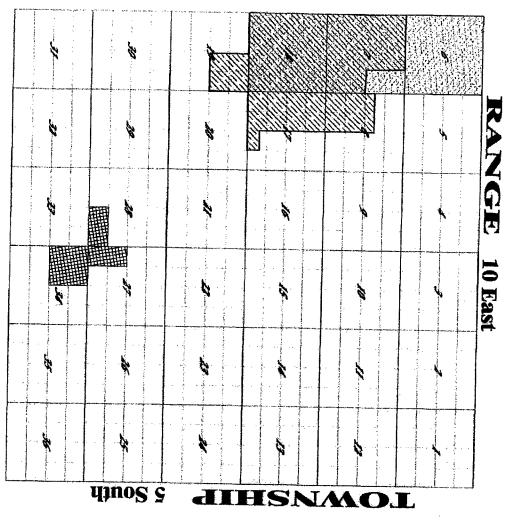
Application for Extension for Water & Sewer Johnson Utilities Company Docket No. WS-02987A-06-0667 **3**

CC&N Requested Area Southwest environmental utilities

TRASSE 27 FEB 1998

Map No. 22

COUNTY: Pinal



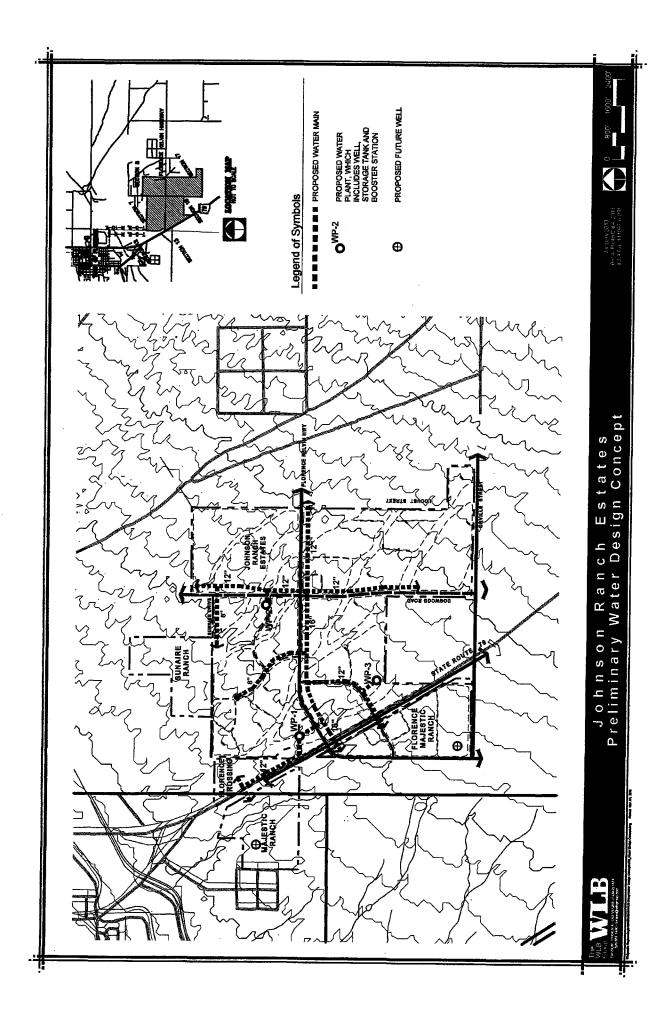
United Utilities (Florence/Cacius System) U-1993 (1)

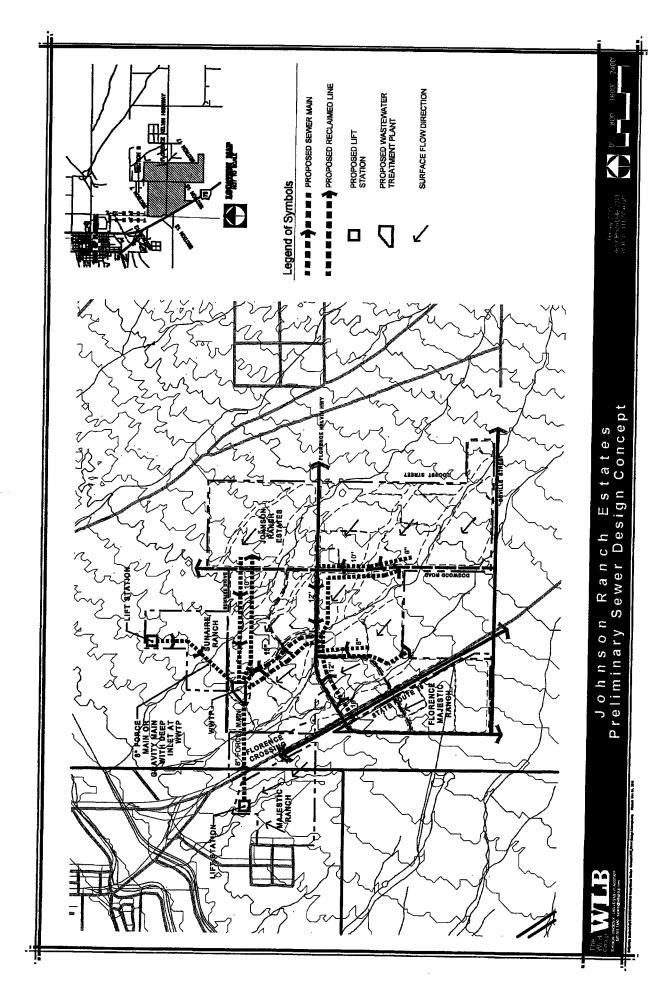
City of Florence (Nonjurisdictional) E

Southwest environmental utilities
CC&N Requested Area

TRESSIOR 23 DEC 1987

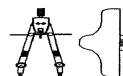
ATTACHMENT #4





ATTACHMENT #5

WATER



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDELE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES

DATE: 3/20/13

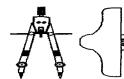
PROJECT NO.

NO. of LOTS: N/A

BY: Southwest environmental Utilities

2013 CC & N WATER EXPANSION

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL A	LS	1	43,916.59	\$43,916.59
JOHNSON RANCH ESTATES-PARCEL B	LS	1	190,424.64	\$190,424.64
JOHNSON RANCH ESTATES-PARCEL C	LS	1	349,111.85	\$349,111.85
JOHNSON RANCH ESTATES-PARCEL D	LS	1	359,691.00	\$359,691.00
JOHNSON RANCH ESTATES-PARCEL E-Open Space				
JOHNSON RANCH ESTATES-PARCEL F-WWTP Site				
JOHNSON RANCH ESTATES-PARCEL G	LS	1	380,849.29	\$380,849.29
JOHNSON RANCH ESTATES-PARCEL H	LS	1	359,691.00	\$359,691.00
JOHNSON RANCH ESTATES-PARCEL I	LS	1	105,791.47	\$105,791.47
JOHNSON RANCH ESTATES-PARCEL J	LS	1	148,108.06	\$148,108.06
JOHNSON RANCH ESTATES-PARCEL K	LS	1	222,162.09	\$222,162.09
JOHNSON RANCH ESTATES-PARCEL L	LS	1	761,698.58	\$761,698.58
JOHNSON RANCH ESTATES-PARCEL M	LS	1	497,219.91	\$497,219.91
JOHNSON RANCH ESTATES-PARCEL N	LS	1	275,057.82	\$275,057.82
JOHNSON RANCH ESTATES-PARCEL O	LS	1	158,687.20	\$158,687.20
JOHNSON RANCH ESTATES-PARCEL P	LS	1	42,316.59	\$42,316.59
JOHNSON RANCH ESTATES-PARCEL Q	LS	1	76,854.03	\$76,854.03
JOHNSON RANCH ESTATES-PARCEL R	LS	1	318,616.11	\$318,616.11
JOHNSON RANCH ESTATES-PARCEL S	LS	1	454,903.32	\$454,903.32
JOHNSON RANCH ESTATES-PARCEL T	LS	1	84,633.18	\$84,633.18
JOHNSON RANCH ESTATES-PARCEL U	LS	1	402,007.58	\$402,007.58
JOHNSON RANCH ESTATES-PARCEL V	LS	1	275,057.82	\$275,057.82
JOHNSON RANCH ESTATES-PARCEL W	LS	1	116,370.62	\$116,370.62
JOHNSON RANCH ESTATES -Parcel X	LS	1	190,424.64	\$190,424.64



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES

DATE: 3/20/13

PROJECT NO.

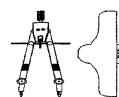
NO. of LOTS: N/A

BY: Southwest environmental Utilities

2013 CC & N WATER EXPANSION

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL Y	LS	1	772,277.73	\$772,277.73
JOHNSON RANCH ESTATES-PARCEL Z	LS	1	285,636.97	\$285,636.97
JOHNSON RANCH ESTATES-PARCEL AA	LS	1	327,953.55	\$327,953.55
JOHNSON RANCH ESTATES-PARCEL BB	LS	1	264,478.67	\$264,478.67
JOHNSON RANCH ESTATES-PARCEL CC	LS	1	476,061.61	\$476,061.61
JOHNSON RANCH ESTATES-PARCEL DD	LS	1	370,270.14	\$370,270.14
JOHNSON RANCH ESTATES-PARCEL EE	LS	1	126,949.76	\$126,949.76
JOHNSON RANCH ESTATES-PARCEL FF	LS	1	148,108.06	\$148,108.06
JOHNSON RANCH ESTATES-PARCEL GG	LS	1	10,979.15	\$10,979.15
JOHNSON RANCH ESTATES-PARCEL HH	LS	1	253,899.53	\$253,899.53
JOHNSON RANCH ESTATES-PARCEL II	LS	1	54,895.73	\$54,895.73
JOHNSON RANCH ESTATES-PARCEL JJ	LS	1	109,791.47	\$109,791.47
JOHNSON RANCH ESTATES-PARCEL KK	LS	1	571,273.93	\$571,273.93
JOHNSON RANCH ESTATES-PARCEL LL	LS	1	634,748.82	\$634,748.82
MAJESTIC RANCH	LS	1	2,323,390.37	\$2,323,390.37
FLORENCE CROSSING	LS	1	647,228.11	\$647,228.11
SUNAIRE	LS	1	730,947.46	\$730,947.46
	SUBTO	Γ A L		\$13,922,484.44

TOTALS SHOWN ARE FOR ONSITE AND INFRASTRUCTURE COSTS



5310 E. SHEA BOULEVARD SUITE : SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

PROJECT NO. 3200A001

NO. of LOTS: N/A

BY: JOHNSON UTILITY LLC

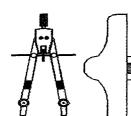
PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT :Southwest Environmental Utilities Infrastructure

3/12/2013

WATER INFRASTRUCTURE

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	6,580	45.00	\$296,100,00
12" AWWA C900 DR 18 PVC 150psi	LF	16,860	35.00	\$590,100.00
10" AWWA C900 DR 18 PVC 150psi	ĹF	2,640	28.00	\$73,920.00
8" AWWA C900 DR 18 PVC 150psi	LF	2,640	20.00	\$52,800.00
16" GATE VALVE, BOX & COVER	EA	9	2,200.00	\$19,800.00
12" GATE VALVE, BOX & COVER	EA	34	1,870.00	\$63,580.00
10" GATE VALVE, BOX & COVER	EA	4	1,350.00	\$5,400.00
8" GATE VALVE, BOX & COVER	EA	4	890.00	\$3,560.00
PVC WATER MAIN LOCATING TAPE	LF	28,720	0.85	\$24,412.00
WELL WITH WATER PLANT NO.1	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.1-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.2	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.2-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
WELL WITH WATER PLANT NO.3	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.3-500,000 GAL STORAGE TANK	LS	1	600,000.00	\$600,000.00
FUTURE WELL NO 1	LS	1	680,296.00	\$680,296.00
FUTURE WELL NO 2	LS	1	680,296.00	\$680,296.00
	SUBTO	TAL .		\$6,303,600.01



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO.

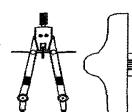
PROJECT: JRE Parcel A-WEST ONSITE-4 AC COMMERCIAL NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	4	6,000.00	\$24,000.00
INFRASTRUCTURE COST	LS	0.0032	6,303,600.01	\$19,916.59
	SUBTO	ΓAL		\$43,916.59



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

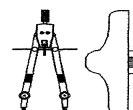
PROJECT: JRE Parcel B ONSITE-18 AC MDR

3/20/2013

ONSITE WATER

PROJECT NO.
NO. of LOTS: N/A
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	63	1,600.00	\$100,800.00
INFRASTRUCTURE	LS	0.014	6,303,600.01	\$89,624.64
	SUBTO	ral .		\$190,424.64



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel C ONSITE-33 AC MDR

3/20/2013

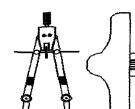
ONSITE WATER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	116	1,600.00	\$184,800.00
INFRASTRUCTURE	LS	0.026	6,303,600.01	\$164,311.85
	SUBTO	TAL		\$349,111.85



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PRELIMINARY CONSTRUCTION ESTIMATE

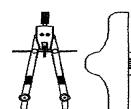
PROJECT: JRE Parcel D ONSITE-34 AC MDR

3/20/2013

ONSITE WATER

PROJECT NO.	
NO. of LOTS: N/A	
DV: COLITHINEST ENVIDONMENTAL LITH ITIES	_

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	119	1,600.00	\$190,400.00
INFRASTRUCTURE	LS	0.027	6,303,600.01	\$169,291.00
	SUBTO	ΓAL		\$359,691.00



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel G ONSITE-36 AC MDR

3/20/2013

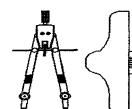
ONSITE WATER

DDA	JECT	NO
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NO, of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	126	1,600.00	\$201,600.00
INFRASTUCTURE	LS	0.028	6,303,600.01	\$179,249.29
	SUBTO	[\$380,849.29



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel H ONSITE-34 AC MDR

3/20/2013

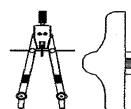
ONSITE WATER

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NO, of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	119	1,600.00	\$190,400.00
INFRASTRUCTURE	LS	0.027	6,303,600.01	\$169,291.00
	SUBTO	ΓAL		\$359,691.00



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel I ONSITE-10 AC MDR

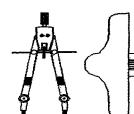
PROJECT NO.
NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	35	1,600.00	\$56,000.00
INFRASTRUCTURE	LS	0.008	6,303,600.01	\$49,791.47
	SUBTO	ΓΑΙ		\$105,791.47



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel J ONSITE-14 AC MDR

PROJECT NO.

3/20/2013

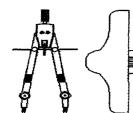
NO. of LOTS: N/A

ONSITE WATER

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	49	1,600.00	\$78,400.00
INFRASTRUCTURE	LS	0.011	6,303,600.01	\$69,708.06

SUBTOTAL



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel K ONSITE-21 AC MDR

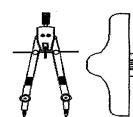
3/20/2013

ONSITE WATER

PROJECT NO.	 	
NO. of LOTS: N/A		

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	74	1,600.00	\$117,600.00
INFRASTRUCTURE	LS	0.017	6,303,600.01	\$104,562.09
	SUBTO	TAL .		\$222,162.09



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel LONSITE-72 AC SFR

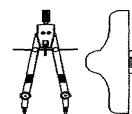
PROJECT NO.
NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	252	1,600.00	\$403,200.00
INFRASTRUCTURE	LS	0.057	6,303,600.01	\$358,498.58
	SUBTOTAL			\$761,698.58



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel M ONSITE-47 AC MDR

3/20/2013

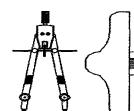
ONSITE WATER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	165	1,600.00	\$263,200.00
INFRASTRUCTURE	LS	0.037	6,303,600.01	\$234,019.91
	SUBTO	ΓAL		\$497,219.91



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel N ONSITE-26 AC MDR

NO. of LOTS: N/A

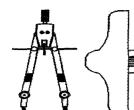
PROJECT NO.

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	91	1,600.00	\$145,600.00
INFRASTRUCTURE	LS	0.021	6,303,600.01	\$129,457.82
				
	SUBTO	ral.		\$275,057.82



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel O ONSITE-15 AC MDR

3/20/2013

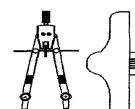
ONSITE WATER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	53	1,600.00	\$84,000.00
INFRASTRUCTURE	LS	0.012	6,303,600	\$74,687.20
	SUBTO	ΓAL		\$158,687.20



SCOTTSDALE, ARIZONA 85254 Phone: (480) 595-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel P ONSITE-4 AC MDR

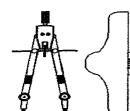
PROJECT NO. NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

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Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	14	1,600.00	\$22,400.00
INFRASTRUCTURE	LS	0.003	6,303,600.01	\$19,916.59
	SUBTO	ΓAL .		\$42,316.59



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Q ONSITE-7 AC Comm

3/20/2013

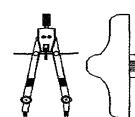
ONSITE WATER

DDC	JECT	NO

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	7	6,000.00	\$42,000.00
INFRASTRUCTURE	LS	0.006	6,303,600.01	\$34,854.03
	IN TOTAL	747		····
	SUBTO	I'AL		\$76,854.03



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel R ONSITE-28 AC MFR

PROJECT NO.

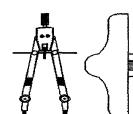
NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	112	1,600.00	\$179,200.00
INFRASTRUCTURE	LS	0.022	6,303,600.01	\$139,416.11
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	SUBTO	ΓAL		\$318,616.11



310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel S ONSITE-43 AC MDR

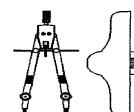
PROJECT NO.
NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	151	1,600.00	\$240,800.00
INFRASTRUCTURE	LS	0.034	6,303,600.01	\$214,103.32
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	SUBTO	ral (\$454,903.32



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel T ONSITE-8 AC SFR

3/20/2013

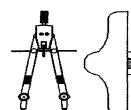
ONSITE WATER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	28	1,600.00	\$44,800.00
INFRASTRUCTURE	LS	0.006	6,303,600.01	\$39,833.18
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	SUBTO	ΓAL		\$84,633.18



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel U ONSITE-38 AC MU

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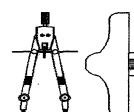
ONSITE WATER

PROJECT NO.		_	
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS .	133	1,600.00	\$212,800.00
INFRASTRUCTURE	LS	0.030	6,303,600.01	\$189,207.58
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	SUBTO	[AL		\$402,007.58



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel V ONSITE-26 AC MDR

NO. of LOTS: N/A

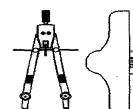
PROJECT NO.

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	91	1,600.00	\$145,600.00
INFRASTRUCTURE	LS	0.021	6,303,600.01	\$129,457.82
	SUBTO	ſAL .		\$275,057.82



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel W ONSITE-11 AC SFR

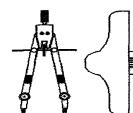
3/20/2013

ONSITE WATER

PROJECT NO.		
NO of LOTS: N/A	-	

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	39	1,600.00	\$61,600.00
INFRASTRUCTURE	LS	0.009	6,303,600.01	\$54,770.62
	SUBTO	ral .		\$116,370.62



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel X ONSITE-18 AC SFR

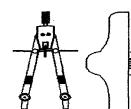
PROJECT NO. NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	63	1,600.00	\$100,800.00
INFRASTRUCTURE	LS	0.014	6,303,600	\$89,624.64
	SUBTO	L ΓAL		\$190,424.64



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Y ONSITE-73 AC SFR

3/20/2013

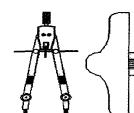
ONSITE WATER

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 -: 1	-15-1		INII I

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	256	1,600.00	\$408,800.00
INFRASTRUCTURE	LS	0.058	6,303,600	\$363,477.73
	SUBTO	ΓAL		\$772,277.73



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Z ONSITE-27 AC MU

3/20/2013

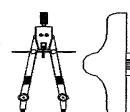
ONSITE WATER

PPC	SECT	NO

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	95	1,600.00	\$151,200.00
INFRASTRUCTURE	LS	0.021	6,303,600	\$134,436.97
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	SUBTO	IAL	ľ	\$285,636.97



SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel AA ONSITE-31 AC MU

PROJECT NO.

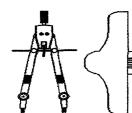
3/20/2013

NO. of LOTS: N/A

ONSITE WATER

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	109	1,600.00	\$173,600.00
INFRASTRUCTURE	LS	0.024	6,303,600	\$154,353.55
			<u> </u>	
	SUBTO	TAL		\$327,953.55



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel BB ONSITE-25 AC MU

PROJECT NO.

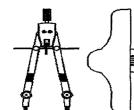
NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	88	1,600.00	\$140,000.00
INFRASTRUCTURE	LS	0.020	6,303,600	\$124,478.67
	SUBTO	ΓAL		\$264,478.67



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel CCONSITE-45 AC MDR

NO. of LOTS: N/A

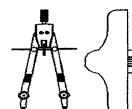
PROJECT NO.

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	158	1,600.00	\$252,000.00
INFRASTRUCTURE	LS	0.036	6,303,600	\$224,061.61
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	SUBTO	ΓAL		\$476,061.61



3310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

PROJECT NO.		

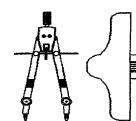
3/20/2013

ONSITE WATER

PRELIMINARY CONSTRUCTION ESTIMATE
PROJECT: JRE Parcel DD ONSITE-35 AC MDR

NO. of LOTS: N/A	
BY: SOUTHWEST ENVIRONMENTAL UTILITIES	

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	123	1,600.00	\$196,000.00
INFRASTRUCTURE	LS	0.028	6,303,600	\$174,270.14
	SUBTO	ΓAL		\$370,270.14



SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel EE ONSITE-12AC MDR

PROJECT NO.

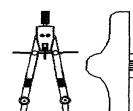
3/20/2013

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	42	1,600.00	\$67,200.00
INFRASTRUCTURE	LS	0.009	6,303,600	\$59,749.76
	SUBTO	ΓAL		\$126,949.76



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel FF ONSITE-14 AC MDR

3/20/2013

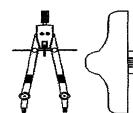
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	49	1,600.00	\$78,400.00
INFRASTRUCTURE	LS	0.011	6,303,600	\$69,708.06
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	SUBTO	ΓAL		\$148,108.06



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel GG ONSITE-1 AC Comm

PROJECT NO.

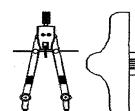
NO. of LOTS: N/A

3/20/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	1	6,000.00	\$6,000.00
INFRASTRUCTURE	LS	0.001	6,303,600	\$4,979.15
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	SUBTO	ΓAL		\$10,979.15



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel HH ONSITE-24AC MDR

3/20/2013

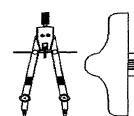
PROJECT:	NO

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE WATER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	84	1,600.00	\$134,400.00
INFRASTRUCTURE	LS	0.019	6,303,600	\$119,499.53
	SUBTO	TAL		\$253,899.53



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel II ONSITE-5 AC Comm

ONSITE WATER

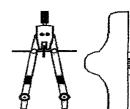
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	5	6,000.00	\$30,000.00
INFRASTRUCTURE	LS	0.004	6,303,600	\$24,895.73
	SUBTO	ΓAL		\$54,895.73



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel JJ ONSITE-10 AC Comm

3/20/2013

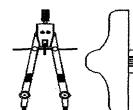
ONSITE WATER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	10	6,000.00	\$60,000.00
INFRASTRUCTURE	LS	0.008	6,303,600	\$49,791.47
	SUBTO	ΓAL		\$109,791.47



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel KK ONSITE-54 AC MDR

3/20/2013

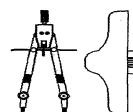
ONSITE WATER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	189	1,600.00	\$302,400.00
INFRASTRUCTURE	LS	0.043	6,303,600	\$268,873.93
	SUBTO	TAL		\$571,273.93



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel LL ONSITE-60 AC MDR

3/20/2013

ONSITE WATER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	210	1,600.00	\$336,000.00
INFRASTRUCTURE	LS	0.047	6,303,600	\$298,748.82
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	SUBTO	ΓAL		\$634,748.82

WASTEWATER

WASTEWATER



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

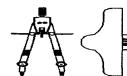
PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES

DATE: 3/18/2013

2013 CC & N SEWER

2013 CC & N SEWER				
Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL A	LS	1	87,216.26	\$87,216.26
JOHNSON RANCH ESTATES-PARCEL B	LS	1	392,473.17	\$392,473.17
JOHNSON RANCH ESTATES-PARCEL C	LS	1	719,534.14	\$719,534.14
JOHNSON RANCH ESTATES-PARCEL D	LS	1	741,338.20	\$741,338.20
JOHNSON RANCH ESTATES-PARCEL E-OS				
JOHNSON RANCH ESTATES-PARCEL F-WWTP				
JOHNSON RANCH ESTATES-PARCEL G	LS	1	784,946.33	\$784,946.33
JOHNSON RANCH ESTATES-PARCEL H	LS	1	741,338.20	\$741,338.20
JOHNSON RANCH ESTATES-PARCEL I	LS	1	218,040.65	\$218,040.65
JOHNSON RANCH ESTATES-PARCEL J	LS	1	305,256.91	\$305,256.91
JOHNSON RANCH ESTATES-PARCEL K	LS	1	457,885.36	\$457,885.36
JOHNSON RANCH ESTATES-PARCEL L	LS	1	1,569,892.66	\$1,569,892.66
JOHNSON RANCH ESTATES-PARCEL M	LS	1	1,024,791.04	\$1,024,791.04
JOHNSON RANCH ESTATES-PARCEL N	LS	1	566,905.68	\$566,905.68
JOHNSON RANCH ESTATES-PARCEL O	LS	1	327,060.97	\$327,060.97
JOHNSON RANCH ESTATES-PARCEL P	LS	1	87,216.26	\$87,216.26
JOHNSON RANCH ESTATES-PARCEL Q	LS	1	152,628.45	\$152,628.45
JOHNSON RANCH ESTATES-PARCEL R	LS	1	562,913.81	\$562,913.81
JOHNSON RANCH ESTATES-PARCEL S	LS	1	967,674.78	\$967,674.78
JOHNSON RANCH ESTATES-PARCEL T	LS	1	174,432.52	\$174,432.52
JOHNSON RANCH ESTATES-PARCEL U	LS	1	828,554.46	\$828,554.46
JOHNSON RANCH ESTATES-PARCEL V	LS	1	566,905.68	\$566,905.68
JOHNSON RANCH ESTATES-PARCEL W	LS	1	239,844.71	\$239,844.71
JOHNSON RANCH ESTATES-PARCEL X	LS	1	348,865.04	\$348,865.04



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES

DATE: 3/18/2013

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

2013 CC & N SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
JOHNSON RANCH ESTATES-PARCEL Y	LS	1	1,591,696.73	\$1,591,696.73
JOHNSON RANCH ESTATES-PARCEL Z	LS	1	588,709.75	\$588,709.75
JOHNSON RANCH ESTATES-PARCEL AA	LS	1	675,926.01	\$675,926.01
JOHNSON RANCH ESTATES-PARCEL BB	LS	1	545,101.62	\$545,101.62
JOHNSON RANCH ESTATES-PARCEL CC	LS	1	981,182.91	\$981,182.91
JOHNSON RANCH ESTATES-PARCEL DD	LS	1	763,142.27	\$763,142.27
JOHNSON RANCH ESTATES-PARCEL EE	LS	1	261,648.78	\$261,648.78
JOHNSON RANCH ESTATES-PARCEL FF	LS	1	305,256.91	\$305,256.91
JOHNSON RANCH ESTATES-PARCEL GG	LS	1	22,904.06	\$22,904.06
JOHNSON RANCH ESTATES-PARCEL HH	LS	1	523,297.55	\$523,297.55
JOHNSON RANCH ESTATES-PARCEL I I	LS	1	109,020.32	\$109,020.32
JOHNSON RANCH ESTATES-PARCEL JJ	LS	1	218,040.65	\$218,040.65
JOHNSON RANCH ESTATES-PARCEL KK	LS	1	1,177,419.50	\$1,177,419.50
JOHNSON RANCH ESTATES-PARCEL LL	LS	1	1,308,243.88	\$1,308,243.88
MAJESTIC RANCH	LS	1	3,735,114.77	\$3,735,114.77
FLORENCE CROSSING	LS	1	1,071,314.66	\$1,071,314.66
SUNAIRE	LS	1	2,129,993.18	\$2,129,993.18
	SUBTO	ΓAL		\$27,873,728.83

TOTALS SHOWN ARE FOR ONSITE, INFRASTRUCTURE, AND WRP COSTS



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

ENGINEER'S OPINION OF PROBABLE COST PROJECT: SOUTHWEST ENVIRONMENTAL UTILITIES December 27, 2021

SEWER: WATER RECLAMATION PLANT

PROJECT NO. 3200A001

NO. of LOTS: N.A.

BY:Southwest Environmental Utilities, CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
WRP-1.8 MGD PLANT	LS	1,800,000	\$10.00	\$18,000,000.00
			-	
				
				
				
	SUBTOTAL			\$18,000,000.00



5310 E. SHEA BOULEVARD SUITE SCOTISDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437 ENGINEER'S OPINION OF PROBABLE COST PROJECT: JOHNSON RANCH ESTATES- INFRASTRUCTURE

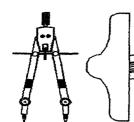
February 26, 2013

SEWER JOHNSON RANCH ESTATES INFRASTRUCTURE

PROJECT NO. 3200A001

NO. of LOTS: N.A.
BY:Southwest Environmental Utilities, CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
15" SDR 35 PVC PIPE	LF	3960	\$32.00	\$126,720.00
12" SDR 35 PVC PIPE	LF	3960	\$25.00	\$99,000.00
10" SDR 35 PVC PIPE	LF	7260	\$18.00	\$130,680.00
8" SDR 35 PVC PIPE	LF	2400	\$13.00	\$31,200.00
4' DIA MANHOLE	EA	21	\$2,600.00	\$54,600.00
5' DIA MANHOLE	EA	16	\$3,000.00	\$48,000.00
12" C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	6760	\$22.00	\$148,720.00
8° C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	7920	\$20.00	\$158,400.00
	SUBTOTAL		-	\$797,320.00
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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO.

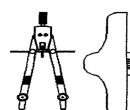
PROJECT: JRE Parcel A-WEST ONSITE-4 AC COMMERCIAL NO. of LOTS: N/A

3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	4	4,900.00	\$19,600.00
INFRASTRUCTURE COST	LS	0.0036	797,320.00	\$2,868.06
WRP SHARED COST	LS	0.0036	18,000,000.00	\$64,748.20
				
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	SUBTO	CAL		\$87,216.26



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel B ONSITE-18 AC MDR

3/18/2013

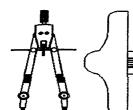
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	63	1,400.00	\$88,200.00
INFRASTRUCTURE	LS	0.016	797,320.00	\$12,906.26
WRP SHARED COST	LS	0.016	18,000,000.00	\$291,366.91
	SUBTOTAL			\$392,473.17



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel C ONSITE-33 AC MDR

3/18/2013

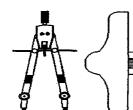
ONSITE SEWER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	116	1,400.00	\$161,700.00
INFRASTRUCTURE	LS	0.030	797,320.00	\$23,661.47
WRP SHARE COST	LS	0.030	18,000,000.00	\$534,172.66
	SUBTO	ΓAL		\$719,534.14



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel D ONSITE-34AC MDR

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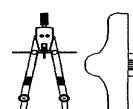
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	119	1,400.00	\$166,600.00
INFRASTRUCTURE	LS	0.031	797,320.00	\$24,378.49
WRP SHARE COST	LS	0.031	18,000,000.00	\$550,359.71
	SUBTO	ΓAL		\$741,338.20



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel H ONSITE-34 AC MU

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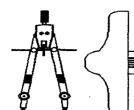
ONSITE SEWER

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

PROJECT NO.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	119	1,400.00	\$166,600.00
INFRASTUCTURE	LS	0.031	797,320.00	\$24,378.49
WRP SHARE COST	LS	0.031	18,000,000.00	\$550,359.71
	SUBTO	ΓAL		\$741,338.20



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel I ONSITE-10 AC MDR

3/18/2013

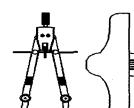
ONSITE SEWER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	35	1,400.00	\$49,000.00
INFRASTRUCTURE	LS	0.009	797,320.00	\$7,170.14
WRP SHARE COST		0.009	18,000,000.00	\$161,870.50
	SUBTO	ΓAL		\$218,040.65



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel J ONSITE-14 AC MDR

3/18/2013

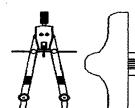
ONSITE SEWER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	49	1,400.00	\$68,600.00
INFRASTRUCTURE	LS	0.013	797,320.00	\$10,038.20
WRP SHARE COST		0.013	18,000,000.00	\$226,618.71
	SUBTO	ΓAL		\$305,256.91



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel K ONSITE-21 AC MDR

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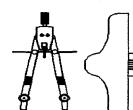
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	74	1,400.00	\$102,900.00
INFRASTRUCTURE	LS	0.019	797,320.00	\$15,057.30
WRP SHARE COST	LS	0.019	18,000,000.00	\$339,928.06
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	SUBTO	ΓAL		\$457,885.36



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel L ONSITE-72 AC SFR

3/18/2013

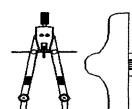
ONSITE SEWER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	252	1,400.00	\$352,800.00
INFRASTRUCTURE	LS	0.065	797,320.00	\$51,625.04
WRP SHARE COST	LS	0.065	18,000,000.00	\$1,165,467.63
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	SUBTO	ral .		\$1,569,892.66



310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA B5254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel M ONSITE-47 AC MDR

3/18/2013

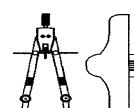
ONSITE SEWER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	165	1,400.00	\$230,300.00
INFRASTRUCTURE	LS	0.042	797,320.00	\$33,699.68
WRP SHARE COST	LS	0.042	18,000,000.00	\$760,791.37
	SUBTO	AL		\$1,024,791.04



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel N ONSITE-26 AC MDR

3/18/2013

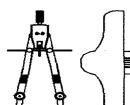
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	91	1,400.00	\$127,400.00
INFRASTRUCTURE	LS	0.023	797,320.00	\$18,642.37
WRP SHARE COST	LS	0.023	18,000,000.00	\$420,863.31
	SUBTO	ΓAL		\$566,905.68



SCOTTSDALE, ARIZONA B5254 Phone: (480) 595-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel O ONSITE-15 AC MU

PROJECT NO.

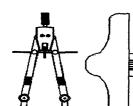
3/18/2013

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	_	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT		LS	53	1,400.00	\$73,500.00
INFRASTRUCTURE		LS	0.013	797,320.00	\$10,755.22
WRP SHARE COSTS		LS	0.013	18,000,000.00	\$242,805.76
	_	SUBTO	ΓAL .		\$327,060.97



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel P ONSITE-4 AC MDR

3/18/2013

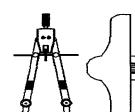
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	14	1,400.00	\$19,600.00
INFRASTRUCTURE	LS	0.004	797,320.00	\$2,868.06
WRP SHARE COST	LS	0.004	18,000,000.00	\$64,748.20
,	SUBTO	Γ A L	ļ	\$87,216.26



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Q ONSITE-7 AC COMMERCIAL

3/18/2013

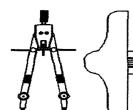
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	7	4,900.00	\$34,300.00
INFRASTRUCTURE	LS	0.0063	797,320.00	\$5,019.10
WRP SHARE COST	LS	0.0063	18,000,000.00	\$113,309.35
<u> </u>	SUBTO	ΓAL		\$152,628.45



5310 E. SHEA BOULEVARD SUITE : SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel R ONSITE-28 AC MFR

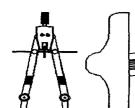
PROJECT NO.
NO. of LOTS: N/A

3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	56	1,600.00	\$89,600.00
INFRASTRUCTURE	LS	0.025	797,320.00	\$20,076.40
WRP SHARE COSTS	LS	0.025	18,000,000.00	\$453,237.41
	SUBTO	ΓAL		\$562,913.81



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel S ONSITE-43 AC MDR

3/18/2013

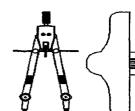
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	151	1,600.00	\$240,800.00
INFRASTRUCTURE	LS	0.039	797,320.00	\$30,831.62
WRP SHARE COSTS	LS	0.039	18,000,000.00	\$696,043.17
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	SUBTO	ral .		\$967,674.78



310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel T ONSITE-8 AC SFR

3/18/2013

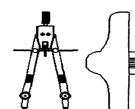
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	28	1,400.00	\$39,200.00
INFRASTRUCTURE	LS	0.007	797,320.00	\$5,736.12
WRP SHARE COSTS	LS	0.007	18,000,000.00	\$129,496.40
	SUBTO	L ΓAL		\$174,432.52



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel U ONSITE-38 AC MU

3/18/2013

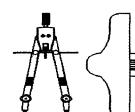
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	133	1,400.00	\$186,200.00
INFRASTRUCTURE	LS	0.034	797,320.00	\$27,246.55
WRP SHARE COSTS	LS	0.034	18,000,000.00	\$615,107.91
	SUBTO	ral		\$828,554.46



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel V ONSITE-26 AC MDR

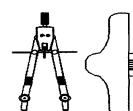
PROJECT NO.
NO. of LOTS: N/A

3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	91	1,400.00	\$127,400.00
INFRASTRUCTURE	LS	0.023	797,320.00	\$18,642.37
WRP SHARE COSTS	LS	0.023	18,000,000.00	\$420,863.31
	SUBTO	ΓAL	•	\$566,905.68



10 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel W ONSITE-11 AC SFR

3/18/2013

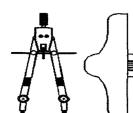
PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	39	1,400.00	\$53,900.00
INFRASTRUCTURE	LS	0.010	797,320.00	\$7,887.16
WRP SHARE COSTS	LS	0.010	18,000,000.00	\$178,057.55
	SUBTO	ΓAL		\$239,844.71



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA B5254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel X ONSITE-16 AC SFR

3/18/2013

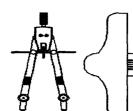
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	56	1,400.00	\$78,400.00
INFRASTRUCTURE	LS	0.014	797,320.00	\$11,472.23
WRP SHARE COSTS	LS	0.014	18,000,000.00	\$258,992.81
	SUBTO	ΓAL		\$348,865.04



5310 E. SHEA BOULEVARD SUITE : SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel Y ONSITE-73 AC SFR

3/18/2013

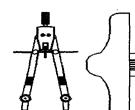
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	256	1,400.00	\$357,700.00
INFRASTRUCTURE	LS	0.066	797,320.00	\$52,342.05
WRP SHARE COSTS	LS	0.066	18,000,000.00	\$1,181,654.68
	SUBTO	Γ A L		\$1,591,696.73



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Z ONSITE-27 AC MU

3/18/2013

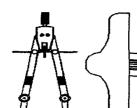
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	95	1,400.00	\$132,300.00
INFRASTRUCTURE	LS	0.024	797,320.00	\$19,359.39
WRP SHARE COSTS	LS	0.024	18,000,000.00	\$437,050.36
	SUBTO	ΓAL		\$588,709.75



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel AA ONSITE-31AC MU

3/18/2013

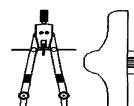
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	109	1,400.00	\$151,900.00
INFRASTRUCTURE	LS	0.028	797,320.00	\$22,227.45
WRP SHARE COSTS	LS	0.028	18,000,000.00	\$501,798.56
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	SUBTO	TAL .		\$675,926.01



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel BB ONSITE-25 AC MU

NO. of LOTS: N/A

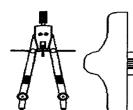
PROJECT NO.

3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	88	1,400.00	\$122,500.00
INFRASTRUCTURE	LS	0.022	797,320.00	\$17,925.36
WRP SHARE COST	LS	0.022	18,000,000.00	\$404,676.26
	SUBTO	ΓAL		\$545,101.62



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel CC ONSITE-45AC MDR

PROJECT NO.

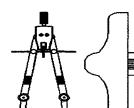
NO. of LOTS: N/A

3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	158	1,400.00	\$220,500.00
INFRASTRUCTURE	LS	0.040	797,320.00	\$32,265.65
WRP SHARE COST	LS	0.040	18,000,000.00	\$728,417.27
	SUBTO	ΓAL		\$981,182.91



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel DD ONSITE-35 AC MDR

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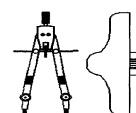
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	123	1,400.00	\$171,500.00
INFRASTRUCTURE	LS	0.031	797,320.00	\$25,095.50
WRP SHARE COST	LS	0.031	18,000,000.00	\$566,546.76
	SUBTO	ΓAL		\$763,142.27



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel EE ONSITE-12 AC MDR

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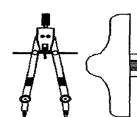
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	42	1,400.00	\$58,800.00
INFRASTRUCTURE	LS	0.011	797,320.00	\$8,604.17
WRP SHARE COST	LS	0.011	18,000,000.00	\$194,244.60
	SUBTO	TAL ·		\$261,648.78



5310 E. SHEA BOULEVARD SUITE : SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel FF ONSITE-14 AC MDR

3/18/2013

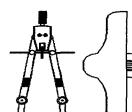
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	49	1,400.00	\$68,600.00
INFRASTRUCTURE	LS	0.013	797,320.00	\$10,038.20
WRP SHARE COST	LS	0.013	18,000,000.00	\$226,618.71
	SUBTO	FAL		\$305,256.91



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PRELIMINARY CONSTRUCTION ESTIMATE

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PROJECT: JRE Parcel GG ONSITE-1 AC COMMERCIAL

NO. of LOTS: N/A

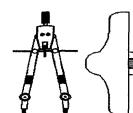
PROJECT NO.

3/18/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	1	6,000.00	\$6,000.00
INFRASTRUCTURE	LS	0.0009	797,320.00	\$717.01
WRP SHARE COST	LS	0.0009	18,000,000.00	\$16,187.05
	SUBTO	ΓAL		\$22,904.06



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel HH ONSITE-24 AC MDR

PROJECT NO.

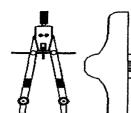
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	84	1,400.00	\$117,600.00
INFRASTRUCTURE	LS	0.022	797,320.00	\$17,208.35
WRP SHARE COST	LS	0.022	18,000,000.00	\$388,489.21
	SUBTO	ΓAL		\$523,297.55



5310 E. SHEA BOULEVARD SUITE : SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel II ONSITE-5 AC COMMERCIAL

3/18/2013

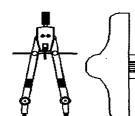
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	5	4,900.00	\$24,500.00
INFRASTRUCTURE	LS	0.004	797,320.00	\$3,585.07
WRP SHARE COST	LS	0.004	18,000,000.00	\$80,935.25
	SUBTO	ΓAL		\$109,020.32



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel JJ ONSITE-10 AC COMMERCIAL

3/18/2013

PROJECT: JRE Parcel JJ UNSITE-TO AC COMMERCIA

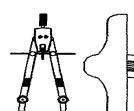
PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	10	4,900.00	\$49,000.00
INFRASTRUCTURE	LS	0.009	797,320.00	\$7,170.14
WRP SHARE COST	LS	0.009	18,000,000.00	\$161,870.50
	SUBTO	TAL .		\$218,040.65



SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel KK ONSITE-54 AC MDR

PROJECT NO.

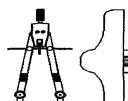
3/18/2013

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	189	1,400.00	\$264,600.00
INFRASTRUCTURE	LS	0.049	797,320.00	\$38,718.78
WRP SHARE COST	LS	0.049	18,000,000.00	\$874,100.72
	SUBTO	ral .	:	\$1,177,419.50



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel LL ONSITE-60 AC MDR

3/18/2013

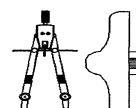
ONSITE SEWER

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	210	1,400.00	\$294,000.00
INFRASTRUCTURE	LS	0.054	797,320.00	\$43,020.86
WRP SHARE COST	LS	0.054	18,000,000.00	\$971,223.02
	SUBTO	ΓAL		\$1,308,243.88



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: MAJESTIC RANCH ONSITE

3/18/2013

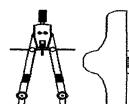
ONSITE SEWER

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	992	1,600.00	\$1,587,200.00
INFRASTRUCTURE	LS	0.749	802,520.00	\$600,769.16
WRP SHARE COST	LS	0.086	18,000,000.00	\$1,547,145.61
	SUBTO	ΓAL		\$3,735,114.77



i310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA B5254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: FLORENCE CROSSING ONSITE

3/18/2013

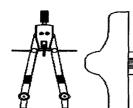
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u	~	(}	-		R.	"

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	250	1,400.00	\$350,000.00
INFRASTRUCTURE	LS	0.251	802,520.00	\$201,750.84
WRP SHARE COSTS	LS	0.029	18,000,000.00	\$519,563.82
	SUBTOTAL			\$1,071,314.66



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: SUNAIRE RANCH ONSITE

3/18/2013

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	86	1,600.00	\$137,600.00
INFRASTRUCTURE	LS	1.00	745,440.00	\$745,440.00
WRP SHARE COST	LS	0.069	18,000,000.00	\$1,246,953.18

				- <u>-</u>
	SUBTO	ΓAL		\$2,129,993.18

ATTACHMENT #6

Southwest Environmental Utilities Balance Sheet

Assets

Utility Plant Accumulated Depreciation		4,482,590 (361,500)
Cash		373,401
Total Assets	\$	4,494,491
Equity and Liabilities		
Equity		
Common Stock		2,705,574
Retained Earnings Total Equity	\$	137,677 2,843,251
Liabilities & Deferred Credits Advances in Aid of Construction Contributions in Aid of Construction Less: Amortization Customer Deposits		814,858 667,200 (51,791)
Refundable Meter Deposits Long-Term Debt		220,973
Total Liabilities and Deferred Credits		1,651,240
Total Equity & Liab.	\$	4,494,491

Southwest Environmental Utilities - Water Division Projected Statements of Income For the 12 Months Ended

> Line No.

Exhibit Schedule 2 INTERNAL USE ONLY

- 0											
l ⇔ ∠	Total estimated Revenues			€9	59.680 \$	2 150 098 e		410	7.7	1	5
4 ro	Variable Expenses Primping Power:	ŗ			1	1	j		307,511	9	368,402
9	Per 1,000 gallons	0.45	per 1,000 gals		8,019	21,870	32,360	4	41,000		48,290
~ ∝	Repairs & Maint.(a)(b)	1.50	/month/customer		954	2,844	4.977	7	7.362		0 720
0.00	Mater Treatment & Testing (LVL)	1.35	/month/customer		829	2,560	4,479		6.626		8,756
, C	Billing Postage Operations (2VE)	5.00	/month/customer		530	1,580	2,765	. 4	4,090		5.405
Ξ	Total Variable Expenses	74.00	/month/customer	£	- 1	- 1	79,632	117	117,792		155,664
12				æ	\$ 929'02	74,358 \$	124,213	\$ 176	176,869	€9-	227,844
13	Other Expenses		,								
15	or CIAC to	schedules 1	a & 1e		22,442	46,442	53,579	82	82,325		104,922
16	Legal & Accounting (b) (e)	2,500			' ' '				,		,
17	(e)	1.200			7,000	2,550	2,601	7	2,653		2,706
9		}			007,1	1,224	1,248	~-	1,273		1,299
49	Property Taxes (f)				1.641	7,553	8,703	9 (6,305		3,915
3 8	i i				2	7,000	4, 83	٥	o,465		8,384
5 23	i otal Other Expense		•	↔	28,587 \$	57,631 \$	70,325 \$		99,021	₽	121,225
83											
25 25	Total Operating Expenses		•	€9	54,213.08 \$	131,988.83 \$	194,538.29 \$	275,890.77	I.	\$ 34	349,068.71
56	Operating income (loss)		•	6			- 1				
27	Less:			-	5,46/ \$	27,109 \$	44,139 \$		31,621	s e	19,333
82 8	Interest (Expense)Income on Work. Cap. (c)				250	782	1.812	c	¥00 c		70.77
8 8	Interest Expense Long-term Debt (c)		•				1 '	วั	<u> </u>		- ,0,+
3 8			•	63	5,717 \$	27,891 \$	45,951 \$		34,714 \$		23,404
32	(a) Per customer per month										
8 8	(b) Annual Inflation of:	2.00%									
88	(d) ADEQ Testing at \$5.00 semi-annually per customer	stomer									
37	 (e) Miscellaneous Expenses of \$100 per month (f) See Property Tax Calculation 										
38											
8 9 9											
:											

Southwest Environmental Utilities - Water Division

Plant	Projected Years	
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Exhibit Schedule 1a Page 1	vivicas. bourssa			\$ S S S S S S S S S S S S S S S S S S S	•					2 11,174 671,112 11,174						0,660 600.000	2,424 242,400 2,424	2,022 202,180	,	2,472 59,340					•	,				,				
	Year	-	Gross Amt Additions	⇔						671,112 671,11			•			_	242,400 242,400		50 340	39,340		The state of the s							•				,	
Water Division		AIAC Depreciation Engineering	Rate Estimate		0.00.0	0.00%	0,00,0	, 25.30.76	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	6.67%	2000	5.00%	2000	, %cc.c.	, 2007 CO	2 00%		3.33%	8.33% 59,340		2.00%	8.67%	6.67%	6.67%	20.00%	4.00%	5.00%	. 10.00%	2.00%	10.00%	10.00%	10.00%		
Projected Years		Account Description	Organization		303 Land and Land Rights				_										334 Meters and Meter Installations (AIAC)			339 Other Plant and Miscellaneous			٠,		_					340 Curar Langible Plant		

\$ 1,775,032 \$ - \$ 1,775,032 \$ 1,775,032 \$ 24,751 \$ 1,775,032 \$ 24,751

Totals

Southwest Environmental Utilities - Water Division Plant

Projec	Tight	Projected Years	
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Exhibit Schedule 1a Page 2 Witness:

		Additional transfer of the second	A/D Balance	·	2	•	,		•	•	33,522	! .		•		r	•	10 080	0000	2000	7,568		9,554		•		•	•		,	•							•	
			Balance	•	1	•	,		•		671,112	1			•	•	,	000'009	348 264	252.440	332,410	•	110,710	•	•			•	•	•			•	•	•		,	•	,
			Depreciation	•	•	1	•	•		. ;	22,348		,	,			,	13,320	5,907	5.546	or to	, ,	, 'u83	•	,					,		•	,		r	•		•	
Year		Additions	SIIONING S						•						,		•	,	105,864	150,230		51 270	20.					•			,		•	•	•		. ,		
TANKS OF THE PARTY		Gross Amt	\$,		•	•	•	,					•		•	, ,	105,864		,	51.370				•			1						•		•	,	
	Engineering	Permits, Etc.				•		•	•				1	,				•	A			•	•			1	•	r					,	•	•				
		Estimate																105.864		· · · · · · · · · · · · · · · · · · ·		51,370			THE PART OF THE PA														
	Depreciation	Rate	0.00%	0.00%	0.00%	3.33%	2.50%	2 50%	9 60	3.33%	6.67%	2.00%	5.00%	10 508	9,000	3.33%	2.22%	2.00%	2.00%	2 228	0.00%	0.55%	2.00%	2.00%	6.67%	6.67%	G G 70/	0.07 70	%00.02	4.00%	5.00%	10.00%	5 00%	0.00%	0.00%	%00.0L	10.00%		
	AIAC	Spread																																					
	5) 5		Land and Land Rights	and Improvements	and femolinging Dear	Lake River and Others	r and Other Intakes	Springs	Salleries and Tun		A Company	elation Equipment	quipment	tment Equipment	Reservoirs and St	on Ord District	Transmission and Distriction	of and Distribution (AIAC)	(AC)	Meter Installations (AIAC)		ACI	evention Devices	Other Digital and Miles	ality iwiscellaneous	ure and Equipment	on Equipment	ment	Tools Shon and Comes Freis	and carage comprise	dupment	ated Equipment	ion Equipment	Miscellaneous Equipment	le Plant			
									wells and Springs	Infiltration Galleries ar	Supply Mains	Power Generation	D Sund	r dinping Equipment	water Treatment Equi	Distribution	Transmission	Transmissis	Comingal	Salvices (AIAC.)	Meters and Meter Insta	Hydrants	Hydrants (AIAC)	Backflow Pr	Other Diant	Office Property	יייים ביייים	Transportation	Stores Equipment	Tools Shor	I shoretony	Barres S. C. Landillent	Siedo iawou	Communicati	Miscellaneou	Other Tangible Plant	ŀ		
	Account	8	305	505	304	305	306	200	3	308	308	310	311		320	330	33	33	333	3	450	333		336						343	344	345	978	0 1	347	348			

307.464 \$ - \$ 307.464 \$ 307.464 \$ 54,203 \$ 2,082,496 \$ 78,954

Totals

Southwest Environmental Utilities - Water Division Plant Projected Years

Bourassa

Exhibit Schedule 1a Page 3 Wttness:

Vear	Additions Depreciation Balance A/D Balance	\$. \$						22,348 671,112 55.870						13,320 600,000	132,063 8,286 480,327 16.617	9,099 557,454		57,100 11,600 167,810 21,154													,
Spoinsering	Gross Amt	*	• 1		,	•	,				•	,			132,063	では は は は は は は は は は は は は は は は は は は	2 100	001,100				•	•	,	•	,	,	,		, ,	
on and a second	Estimate	0.00%	0.00%	3.33%	2.50%	2.50%	3.33%	6.67%	2.00%	5.00%	12.50%	3.33%	2.22%	2.00% 132.063		3.33%	8.33% 57,100		2.00% (社区)	6.67%	6.67%	8.67%	20.00%	4.00%	5.00%	10.00%	500%	10.00%	10.00%	10.00%	
AIAC De	Spread																														
Account Description				305 Collecting and Importanting Page			Weils and oprings		Down Generation E.			230 Distriction Equipment	331 Targettion Reservoirs and St	Transmission and Dis	- •	Meters and Meter Let	335 Mydrarts	_		339 Other Diant and Minner				, ,		245 Caboratory Equipment		340 Communication Equipment	348 Other Territy E.	ore cuer langible Plant	

394,207 \$ 394,207 \$ 64,663 \$ 2,476,703 \$ 143,607

Totals

Southwest Environmental Utilities - Water Division Plant Projected Years

Exhibit Schedule 1a Page 4 Witness:

		& Balance	•	•	r		89,392	•	1		•	•	53,393	27,906	30,099	37.640	44, 50		•					•	•	•	•	,	
	Dalanas	- Calaire	•	•			1,342,224		,	•	1	. 070	1,210,223	785,591	097,50	223,210	'	,	•	,			٠		,	•	,	3 1	
	Depreciation	·		٠,	•	,	33,522	•				- 00 00	11 280	13 433	2	16,286	·	,	•	•	,				•	,		• •	
Year	Additions	- ₩	•	,	•	, ;	6/1,112	,	• ,		•	610,223	168,264	228,344		55,400	•		t	ı	•	1	ı		•			1	
	Gross Amt	· :	ı	•		674 143	711,10	. 1		,	•	610,223	168,264		•	55,400	THE PARTITION OF THE PARTY.				•				• ,		•	٠,	
	Permits, Etc.			•	,	1 1	,	•	,	•	1	•	,	,		•						•	,	,	,	1	,		
	Estimate					671,112						610,223	100,204		55 A00	904'00		Same and the same											
Depreciation	Rate 0.00%	00:0	3.33%	2.50%	2.50%	3.33%	6.67%	2.00%	3.00%	12.50%	3.33%	2.22%	2006	8 20.4 8 20.6 8 20.6	8.33%	2.00%	2.00%	6.67%	6.67%	6.67%	20.00%	4.00%	2.00%	10.00%	5.00%	10.00%	10.00%	90.5	•
AIAC	Spread																												
	zation	and and Land Rights	es and Improvements	Collecting and Impounding Rese	Lane, River and Other Intakes Wells and Sodon	Infiltration Galleries and Tim	Vains	Power Generation Equipment	Pumping Equipment	Water Treatment Equipment	Distribution Reservoirs and St	Transmission and Distribution	rensmission and Distribution (AIAC)		Weters and Meter Installations (AIAC)	(24/4)	Prevention Designs	of and Miscollone	Office Furniture and Equipment	Fansbortation Equipment	was adaption	Tools. Shon and Garage Eastern	aboratory Equipment	Power Operated Equinment	ation Equipment	Miscellaneous Equipment	Other Tangible Plant		
Description						_	Ť		Pumping	Water T	Distribut	Transmi	I ransmit	Metalices (AIAC)	Hydrett	Hydrants (AIAC)	Backfow	Other Pla	Office Fu	Transport	Stores Enulpment	Tools, Sh	Laborator	Power Op	Communic	Miscellane	Other Tan		
Account	30.	8 8	208 208	308	302	308	309	310	311	97	8	3 3	3 6	33.6	335	332	336	339	340	341	342	343	344	345	346	347	348		

\$ 1,733,343 \$ - \$ 1,733,343 \$ 1,733,343 \$ 94,623 \$ 4,210,046 \$ 238,231

Southwest Environmental Utilities - Water Division Plant Projected Years

Bourassa

Exhibit Schedule 1a Page 5 Witness:

Second Description Spread Rate Description Des			
Organization Spread Faitinate Permits, Etc. Gross Ann. Abit Ann. Franchises 0.00% 50.00% <th></th> <th></th> <th></th>			
Franchises	Additions	Depreciation Bal	Balance A/D Balance
Colors	69		
Lake, River and Cland Rights 0.00% Structures and Improvements 2.50% Collecting and Impounding Rese 2.50% Lake, River and Other Intakes 2.50% Wells and Springs 3.33% Wells and Springs 3.33% Infiltration Galleries and Tun 6.67% Supply Mains 2.00% Power Generation Equipment 12.50% Power Generation Equipment 3.33% Distribution Reservoirs and Structured 3.33% Distribution Reservoirs and Distribution 3.33% Distribution Reservoirs and Distribution 3.33% Meters and Meter Installations (AIAC) 8.33% Services (AIAC) 8.33% Meters and Miscellaneous 6.67% Office Fundure and Equipment 4.00% Fower Communication Equipment 4.00% Communication Equipment 10.00%		•	,
Structures and Improvements 3.33% Collecting and Improvements 2.50% Veils and Springs 3.33% Veils and Springs 3.33% Infiltration Galleries and Tun 6.67% Supply Mains Flower Generation Equipment 1.250% Power Generation Equipment 1.250% Pumpling Equipment Equipment 1.250% Pumpling Equipment 2.20% Pumpling Equipment 2.20% Pumpling Equipment 6.40% Distribution Reservoirs and St. 7.20% Transmission and Distribution (AAC) 2.00% Meters and Meter Installations (AIAC) 8.33% Savices (AIAC) Meters and Miscellaneous 6.67% Distribution Devices 6.67% Miscellaneous 6.67% Transmission and Distribution 6.00% Services Captionent 2.000% Hydrants AIAC) Backflow Prevention Devices 6.67% Transportation Equipment 2.000% Laboratory Equipment 5.00% Laboratory Equipment 5.00% Communication Equipment 10.00% Miscellaneous Equipment 10.00% Other Tlansflow Plant 1.000% Miscellaneous Equipment 10.00% Miscellaneous Equipment 10.00% Other Tanglible Plant 1.000% Other Tanglible Plant 1.000%	•		
Collecting and Impounding Rese 2.50% Lake, River and Other Intakes Wells and Springs Infiltration Galleries and Tun Supply Mains Power Generation Equipment 12.50% Pumpling Equipment 6.00% Pumpling Equipment 12.50% Pumpling Equipment 2.00% Pumpling Equipment 3.33% Distribution Reservoirs and St. Transmission and Distribution (AIAC) Services (AIAC) Meters and Meter Installations (AIAC) Services (AIAC) Meters and Meter Installations (AIAC) Services (AIAC) Hydrants (AIAC) Services (AIAC) Communication Equipment 6.67% Closs Shop and Garage Equipment 6.50% Communication Equipment 10.00% C			,
Lake, River and Other Intakes 2.50% Wells and Springs 3.33% Wells and Springs 6.67% Infiltration Calleties and Tun 2.00% Power Generation Equipment 12.50% Pumping Equipment 2.00% Pumping Equipment 2.22% Pumping Equipment 2.00% Pumping Equipment 2.00% Pumping Equipment 2.00% Pumping Equipment 2.00% Transmission and Distribution (AIAC) 3.33% Services (AIAC) 3.33% Meters and Macellations (AIAC) 2.00% Hydrants (AIAC) 2.00% Hydrants (AIAC) 2.00% Hydrants (AIAC) 6.67% Other Plant and Miscellaneous 6.67% Other Plant and Miscellaneous 6.67% Office Furniture and Equipment 4.00% Tools, Shop and Genage Equipment 4.00% Tools, Shop and Genage Equipment 6.00% Tools of Communication Equipment 10.00% Communication Equipment 10.00%	•		
Wells and Springs 3.33% Wells and Springs 3.33% Inflitration Galleries and Tun 6.67% Supply Mains 6.00% Power Generation Equipment 2.00% Pumping Equipment 12.50% Valet Treatment Equipment 2.22% Distribution Reservoirs and St 2.22% Transmission and Distribution (AJAC) 2.00% Services (ALAC) 8.33% 53.700 Hydrants 4.00% 53.700 Hydrants 6.67% 6.67% Office Funture and Equipment 2.00% 2.00% Hydrants 6.67% 6.67% Office Funture and Equipment 2.00% 2.00% Transportation Equipment 2.00% 2.00% Tools, Shop and Genege Equipment 2.00% 2.00% Power Operated Equipment 5.00% 2.00% Communication Equipment 10.00% 2.00% Communication Equipment 10.00% 2.00%	,		
Infiltration Galleries and Tun 6.87% Supply Mains 2.00% Power Generation Equipment 2.00% Power Generation Equipment 12.50% Pumping Equipment 12.50% Power Operated Equipment 10.00% Power Operat	,		
Infiltration Galleries and Tun 6.67% Infiltration Galleries and Tun 6.67% Power Generation Equipment 5.00% Pumping Equipment 12.50% Valet Treatment Equipment 12.50% Water Treatment Equipment 12.50% Water Treatment Equipment 12.50% Transmission and Distribution (AIAC) 2.00% Services (AIAC) 3.33% Melters and Melter Installations (AIAC) 2.00% Hydrants (AIAC)		344 600	
Supply Mains Power Generation Equipment Power Communication Equipment Power Communication Equipment Power Operated Power Op	•	44,090 1,	,342,224 134,088
Power Generation Equipment Power Generation Equipment Pumping Equipment Pumping Equipment 12.50% Pumping Equipment 12.50% Pumping Equipment 12.50% Transmission and Distribution (AIAC) Services (AIAC) Meters and Meter Installations (AIAC) Hydrants Hydrants (AIAC) Backflow Prevention Devices Other Plant and Miscellaneous Office Furniture and Equipment Transportation Equipment Transportation Equipment Transportation Equipment Transportation Equipment Toolos, Shop and Garage Equipment Toolos Too			
Pumping Equipment 12.50%			
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\$ 272,544 \$ 272,544 \$ 123,269 \$ 4,482,590 \$ 361,500

Totals

Southwest Environmental Utilities - Wastewater Division Balance Sheet

Assets	<u>5</u>
Utility Plant Accumulated Depreciation	5,702,076 (589,512)
Cash	1,041,858
Total Assets	\$6,154,422
Equity and Liabilities	
Equity	
Common Stock, Net of	3,312,520
Retained Earnings Total Equity	13,680 \$3,326,200
Liabilities & Deferred Credits Advances in Aid of Construction Contributions in Aid of	2,288,558
Construction Less: Amortization	596,000 (56,336)
Customer Deposits	(30,330)
Long-Term Debt	
Total Liabilities and Deferred Credits	2,828,222
Total Equity & Liab.	\$6,154,422

Southwest Environmental Utilities - Wastewater Division Projected Incremental Revenues and Expenses For the 12 Months Ended

	5 316,678	22 453	12,474	9,522		120,625		192,610	1,299	334	203 847		324.472	(7 794)	10 169	2 275	2013	
	4 249,397 \$	18.241	10,134	7,182		93,013 \$		188,179	1,273	5 831	196,925 \$		289,938	(40.542) \$	5.404	(35 138) &	_#	
	82,115 \$	14,029	7,794	4,842 38,736	J	65,401 \$	200 004	1.561	1,248	417 3.606	116,170 \$		181,571	543 \$	2,419	2.962		
	2 115,102 \$	962'6	5,220	2,763 22,104	- (39,463 \$	202 303	1,530	1,224	6,580 2,100	39,826 \$		79,309	35,793 \$	221	36,014 \$		
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	9				e e	•					s			€9		4		
		per 1,000 gals treated	per 1,000 gals treated	/month/customer								/						
		0.45		12.00				1,500	1,200								2.00%	
								69 6	A									
0 2 -1	->	Pumping Power: Studge Removal	Materials & Supplies (a)(b)	Billing, Postage, Operations, Insurance (a)(b)	Total Variable Expenses	Other Evidence	i	Legal & Accounting (e) Miscellaneous (d)(h)		Property Taxes (e)	Total Other Expense		Total Operating Expenses	Operating income (loss)	Interest (Expense)Income on Work, Cap. (c) Interest Expense I oncleam Deb (c)	Net Income	(a) Per customer per month (b) Annual Inflation of: (c) If Applicable (d) Miscellaneous Expenses of \$100 per month (e) ADOR Property Tax Calculation	
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Southwest Environmental Utilities - Wastewater Division Plant Projected Years

AAAC Depreciation		Southwest Environmental Utilities - Wastewater Division Blant	ss - Wastewater (ivision						Exhibit	
Properties Pro		Projected Y	aars						,	Schedule 1a	
Vale Permitted Control of C			,							age 1 Vitness:	Bourassa
Particular Par			. ,				Year				
Particular Par	4		AIAC	Depreciation		Engineering	-				
Frienchise Structure and Important State S	5		Spread	Rate	Estimate	Permits, Etc.	Gross Amt		Jeoreciation*	Ralance	A/D Bolone
Strictures and Improvements	m			0.00%) 	,	,	S
State Stat	n			80.0					r	•	
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Collection sewes - Carthy (Act) Services to calciument Four measuring breaking Four measuring Four meas	es			5,00%		•			,	•	•
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Special Conforms Structures 2000% 51,000	m			2.00%	220,120	•	236,720	236,720	2,367	236,720	2,36
Services to customers 2009; 2009	κĎ			2.00%	54 600		228,830	228,830	2,288	228,830	2,28
Flow measuring backers 10,00%	(r)		100.00%	2.00%	20010	•	009,16	51,600	516	51,600	516
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Solution	ő	•		20.00%		•	•			•	•
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		Ucenses, Taxes, Permits Engineering and Contingency	%0 %0		↔	1					
		Total	20		j e						

Southwest Environmental Utilities - Wastewater Division Plant

Page 2	Proposition		Projected Years								Schedule 19	
Characteristics	Particular Par										Page 2 Withess:	Bourassa
Springle Particle	Particular Par	5		AIAC	-				Year			Manual Contracts
Limit and Land Rights	Interface Control Register	हु क		Spread	4	timate	Permits, Etc.	Gross Amt	Additions	Depreciation*	Release	
Controller and Papers Controller and C	Controlle And Page	3 6			%00:0			·	·	5	S S	WU Bala
Special Controlled Special	Second College Supported Second College Supported	35	Structures and Lend Argins		0.00%					:		•
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College Coll	College Coll	8	Collection sewers -Force		5.00%		,		•		•	
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Flow measuring belicies 100.00%	Flow measuring beckers	93		400 000	2.00%		,		9	666,0	406,700	
Second	State Name	<u>8</u>		800.001	2.00%				•	1,032	51,600	
Rause Services 2.50%	Rause Savos 2.50%	93	Flow measuring installations		10.00%				1			
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Signature Sign	Sample Part	6	Miscelland Equipment		5.00%		,		,		•	
Composite Rate with 1/2 yr convention \$ 177,870 \$ - \$ 177,870 \$ 34,622 \$ 1,145,020 \$ Licenses, Taxes, Permits 0% \$	Composite Rate with 1/2 yr convention \$ 177,870 \$ 177,870 \$ 34,622 \$ 1,145,020 \$ Licenses, Taxes, Permits 0% \$ 177,870 \$ 34,622 \$ 1,145,020 \$ Total \$ 0% \$ 177,870 \$ 177,870 \$ 34,622 \$ 1,145,020 \$		miscalianeous Equipment		2000					•		
Convention S 177,870 \$ 177,870 \$ 34,622 \$ 1,145,020 \$ 3.02% S 0% S 0%	Convention S 177,870 \$ 177,870 \$ 1,145,020 \$ 3.02% Cy 0% \$	2	Orner Langible Plant		200.5				,	,		
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Convention 3.4.672 \$ 1,145,020 \$ 3.02% \$ 5.00 \$ 3.02% \$ 5.00 \$ 5.	Convention \$ 177.870 \$ 177.870 \$ 1,145,020 \$ 3.02% \$ 69% \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$									• 1	,	
\$ 177,870 \$ - \$ 177,870 \$ 34,622 \$ 1,145,020 \$ 3.02% \$ 0.0% \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	S 177,870 \$ 177,870 \$ 1,145,020 \$ 34,622 \$ 1,145,020 \$ 3.02%											
S 177,870 \$ 177,870 \$ 1,145,020 \$ 34,622 \$ 1,145,020 \$ 3.02%	Convention 3.02% \$ 177.870 \$ - \$ 177.870 \$ 34.672 \$ 1,145.020 \$ 3.02% \$ 0.0% \$ \$ 5 0.00%											
Convention	Convention 3.02% \$ 1,145,020 \$ 3.02% \$ 0,000 \$ 0.000 \$		SIBIO		\$ 177	7.870 \$		- 1				
CONVENTION 3.02%	Convention 3.02%						*		177,870 \$	34,622 \$	1,145,020 \$	1 15
*	\$ %0 %0											
ò	'n									3.02%		
cy	ch		Licenses, Taxes, Permits	%0		•						
			Engineering and Contingency	%0		•	•					

Southwest Environmental Utilities - Wastewater Division Plant Projected Years

Exhibit Schedule 1a Page 3 Witness: Bourassa

Schedule 1a Page 3 Witness: Bourassa			2n* Balance A/D Balance	1		,	,		426.120		251,600				,				•		3,450,000 131,250															117,628 \$ 4,767,764 \$ 168,671		%			
	Year	•	Additions Depreciation	•					189,400	233,344 10,467	200,000 3,032		•	•							3,000,000			•			,			•	•	,	,			\$ 3,622,744 \$ 117,628		2.47%	•		
		Enginearing	remits, etc. Gross Amt	•		•	•		- 189,400	- 233,344	- 200,000			,						- 000 000 €	000,000,0						,	,					•		ł	\$ 3,622,744				,	
		Depreciation Rate Estimate	%00	0.00%	0.00%	3.33%	2000 s			2.00% 233,344		700%	10.00%	2.50%	2.50%	3.33%	12.50%	2.50%	2 00%	5.00% 3.000.000		3.33%	6.67%	20.00%	20.00%	5.00%	10.00%	2:00%	10.00%	2.00%	5.00%	2.00%				\$ 3,622,744					
Projected Years		AIAC									400.00%								,	•																	8		ì	%0	
ē.		Description	Organization	Franchises	Land and Land Rights	Structures and Improvements	Power Generation Equipment	Collection sewers -Force	Collection Sewers - Gravity (AIAC)	Special Collecting Structures	Services to customers	Flow measuring Devices	Flow measuring installations	Reuse Services 1	Reuse Meters and Meter Install	Receiving Wells	Pumping Equipment	Reuse Distribution Reservoirs	Reuse Transmission and Distrib	Treatment and Disposal Equipment*	Plant Sewers	Outfall Sewer Lines	Other Plant and Miscellaneous	Office Furniture and Equipment	I ransportation Equipment	Stores Equipment	looks, Shop and Garage Equipme	Power Operated Tourismost	Communication Equipment	Microllandous Equipment	Other Tangible Plant				Totals		Composite Rate with 1/2 yr convention		licenses Taves Dermite	Engineering and Contingency	
N Sign	- 00 0	Ac	5 351	2 392	200	354	322	10 360																	28 391						34 398		36	38	30	40	14 4	42	44	45	•

Southwest Environnental Utilities • Wastewater Division Plant Projected Years

Exhibit Schedule 1a Page 4 Witness:

					张·马拉克·马克·马克·马克·马克·马克·马克·马克·马克·马克·马克·马克·马克·马克	CHARLEST AND	Year Bestolik de 2007 en 2007	EASTERNATION OF THE PROPERTY OF		
Account	_	AIAC	Depreciation		Engineering					
351	Organization	Spread	Rate	Estimate	Permits, Etc.	Gross Amt	Additions	Doppedictions		
352	Franchises		0.00%					Cepreciation	Balance	A/D Balance
252			%00.0				•	•	•	•
3 3	Lain and Land Rights		0.00%							•
Š į	Structures and Improvements		333%						•	•
S	Power Generation Equipment		5,00%		•		•	•	•	•
360	Collection sewers -Force		8.00.0		•		,	•		•
361	Collection Saware Gravity (AIAC)		2.00%	234,600	•	234.600	234 600	10.000	, ,	
362	Special Collection Charles Charles		5.00%	254,756	•	254 756	254.759	000,01	660,720	24,598
8 8	Space Consciring Structures		2.00%	200,000		20000	007,402	15,348	894,800	34,459
2	dervices to customers	100.00%	2 00%		•	200,000	200,000	7,032	451,600	11,612
364	Flow measuring Devices		£.00.0			,	•			1000
365	Flow measuring Installations		800.01		•					•
366	Raise Conscen		10.00%		•					•
267	Decree Services		2.50%		•		•	•		•
9	Reuse Meters and Meter Instail		2 50%		•					•
370	Receiving Wells		1000		•		•	•	٠	
371	Pumping Faujument		6.55%		•		•		•	,
37.4			12:50%		•			•		•
9 6	Reuse Distribution Reservoirs		2.50%			•				•
3/2	Reuse Transmission and Distrib		2000				•			
380	Treatment and Disposal Equipment*		2.0078		,	,		•	•	
381	Plant Saware		3.00%					472 500	2 450 000	
287	Control of the Contro		2.00%		•			112,300	3,450,000	303,750
700	Coulait Sewer Lines		3.33%			•	•	,		,
389	Other Plant and Miscellaneous		A 6794		•			,		•
390	Office Furniture and Equipment		7000		•	•		•		
391	Transportation Equipment		20.002		•	,				
382	Stores Forginment		20.00%		•		•			
303	Tools Shop and County		2.00%		1					•
3 6	cas, and and carage Equipme		10.00%		,				•	
t	Laboratory Equipment		5.00%	-						•
9	Power Operated Equipment		40.00%		•					•
396	Communication Equipment		200.5		•	•	:	•		1
307	Miscollopopul		2.00%		•		•		•	
5 6	mecalaneous Equipment		2.00%							
388	Other Tangible Plant		5 00%					•		
							,		,	•
								•		
								•		•
	Totals		(s)	\$ 99,356		\$ 689.356	9 950 950	200 740		
							200,000	647'007	5,457,120	\$ 374,420
	Composite Rate with 1/2 yr convention							3.77%		
	Licenses, Taxes, Permits	80								
	Engineering and Contingency	%0		9	,					
	Total	:		ľ						

Southwest Environmental Utilities - Wastewater Division Plant Projected Years

Exhibit Schedule 1a Page 5 Witness:

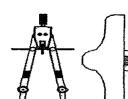
- 01 1								Year			
o 4 i	Account	Description	AIAC	Depreciation Rate	Estimate	Engineering Permits, Etc.	Gross Amt	Addition	1		
o 0	351	Organization		0.00%			5	Sugar Para	Depreciation	galance	A/D Balance
0 1	352	Franchises		0.00%			•	•		,	,
- 0	50.5	Land and Land Rights		0.00%			,		•		
0 0	4 5	Structures and Improvements		3.33%		,				3	
» {	200	Power Generation Equipment		2.00%		•	•	,		•	
2;	300	Collection sewers -Force		2.00%		•	٠		77.07	, 600	
= :	361	Collection Sewers - Gravity (AIAC)		2.00%	244.956	٠	244 056	244 066	13,214	027,000	37,813
12	362	Special Collecting Structures		2.00%			274,300	244,930	20,346	1,139,756	54,805
13	363	Services to customers	100.00%	2.00%		•	,	,	9,032	451,600	20,644
4	364	Flow measuring Devices		10.00%		•	•				
15	365	Flow measuring Installations		10.00%		•		,		,	
16	366	Reuse Services		2 50%		•				,	
1	367	Reuse Meters and Meter Install		2.50%		t	•			•	
18	370	Receiving Wells		2 2 2 3 9 7		•	t				
19	371	Pumping Foundant		0.00%		•	•			,	
20	374	Reuse Distribution Personning		12.30%			•	r			,
7	375	Dougo Transmission and News		2.50%			•	•	•	,	
2	280	Treatment and Discount In the International		2.00%		•					,
1 6	360	Treatment and Lisposal Equipment"		2.00%		,	•		172,500	3.450.000	470 250
3 5	9 8	riant dewers		5.00%		1				200,000	4/0,200
4 5	385	Outfall Sewer Lines		3.33%		•			•	,	
22	386	Other Plant and Miscellaneous		6.67%		•					
26	380	Office Furniture and Equipment		20 00%			•				
27	391	Transportation Equipment		20.00%		•	,	,		•	
28	392	Stores Equipment		5000 A						,	,
59	383	Tools, Shoo and Garage Follings		3.00%		,				,	
30	394	I shorehood from out		10.00%		,	,			•	
3	395	Dower Operated Foreignment		5.00%		•	•				
32	8 6	Come operation Equipment		10.00%		•	•			•	•
4 5	200	Continuacion Equipment		2.00%					٠	,	
3 2	585	Miscellaneous Equipment		2.00%							
\$ \$	388	Other Tangible Plant		2.00%		•					•
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37										•	
88				٠							
33		Totals		le	244 956 \$		244 050	9 044 050	- 1	- 1	
알)	000,117		006,442	4 244,956 ¢	215,092 \$	5,702,076	589,512
= :		Composite Rate with 1/2 yr convention							100		
2 5									3.7.78		
2 5											
‡ ¥		Licenses, Taxes, Permits	%0		49						
2 2		Engineering and Contingency	%0		1						
2 !		lotal			49						

ATTACHMENT #7

SOUTHWEST ENVIRONMENTAL UTILITIES INFRASTRUCTURE SUMMARY OF 5-YEAR ESTIMATES

Totals	\$1,775,032.50	\$307,464.00	\$394,207.00	\$1,733,343.00	\$272,544.00	\$4,482,590.50
On-Site Water	\$261,520.00	\$201,600.00	\$262,144.00	\$283,744.00	\$272,544.00	\$1,281,552.0
Water Infrastructure	\$1,513,512.50	\$105,864.00	\$132,063.00	\$1,449,599.00	\$0.00	\$3,201,038.56
	Year 1	Year 2	Year 3	Year 4	Year 5	Totals

1st YEAR



310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 595-6335 FAX: (480) 596-6437

PROJECT NO.

3200A001

PROJECT :Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

3/6/2013

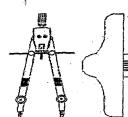
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

WATER INFRASTRUCTURE-1st YR

PRELIMINARY CONSTRUCTION ESTIMATE

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	2,690	45.00	\$121,050.00
12" AWWA C900 DR 18 PVC 150psi	LF	2,640	35.00	\$92,400.00
16" GATE VALVE, BOX & COVER	EA	6	2,200.00	\$13,200.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
PVC WATER MAIN LOCATING TAPE	LF	5,330	0.85	\$4,530.50
WELL WITH WATER PLANT NO.3	LS	1	671,112.00	\$671,112.00
500,000 WATER STORAGE AND PUMPING PLANT	LS	1	600,000.00	\$600,000.00
	SUBTOTA	AL		\$1,513,512.50

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel AA ONSITE-31 AC MU

2/25/2013

ONSITE WATER-70 % of the site 1st year

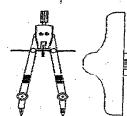
PROJEC [*]	ΓNO.		

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	76	1,600.00	\$121,520.00
	·			
	SUBTO	ΓAL		\$121,520.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel BB ONSITE-25 AC MU

2/25/2013

ONSITE WATER-100 % 1st yr

PROJECT NO.

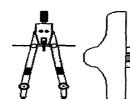
NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	 LS	88	1,600.00	\$140,000.00
	SUBTOT	AL		\$140,000.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.

2nd YEAR



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO.

3200A001

PROJECT: Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

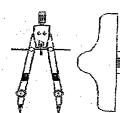
2/25/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

WATER INFRASTRUCTURE-2nd YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
12" AWWA C900 DR 18 PVC 150psi	LF	2,640	35.00	\$92,400.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
PVC WATER MAIN LOCATING TAPE	LF	2,640	0.85	\$2,244.00
	SUBTO	ΓAL		\$105,864.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific



310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel AA ONSITE-31 AC MDR

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PROJECT NO.

2/25/2013

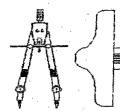
NO. of LOTS: N/A

ONSITE WATER-2nd year 30 %

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	32	1,600.00	\$50,400.00
			· .	
	SUBTOT	AL		\$50,400.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 598-6335 FAX: (480) 598-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Z ONSITE-27 AC MU

2/25/2013

ONSITE WATER-2nd Year 100%

PROJECT NO.	PF	₹O.	JEC	TI	VO.
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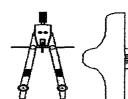
NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit A	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	95	1,600.00	\$151,200.00
		٠.	1, 1,	
	, i			
		1.		
	SUBTOTAL			\$151,200.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.

3rd YEAR



IO E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT NO.

3200A001

PROJECT : Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

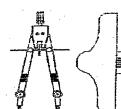
3/6/2013

BY: Southwest Environmental Utilites

WATER INFRASTRUCTURE-3rd YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	2,640	45.00	\$118,800.00
12" AWWA C900 DR 18 PVC 150psi	LF	2,940	35.00	\$102,900.00
16" GATE VALVE, BOX & COVER	EA	6	2,200.00	\$13,200.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
PVC WATER MAIN LOCATING TAPE	LF	5,580	0.85	\$4,743.00
	SUBTO	ΓAL		\$132,063.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel H ONSITE-34 AC MDR

PROJECT NO.

NO. of LOTS: N/A

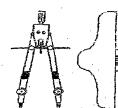
2/25/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE	WATER-3	YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	119	1,600.00	\$190,400.00
	·			
		·		
				• .
	SUBTOT	'AL		\$190,400.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: MAJESTIC RANCH ONSITE

12/19/2012

ONSITE WATER-3rd Yr

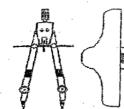
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	20	1,600.00	\$31,744.00
		•		
	SUBTOT	AL		\$31,744.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: FLORENCE CROSSING ONSITE

2/25/2013

ONSITE WATER-3rd year

PROJECT NO. *

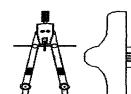
NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	25	1,600.00	\$40,000.00
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	SUBTOT	'AL		\$40,000.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, hids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.

4th YEAR



310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

PROJECT NO.

3200A001

PROJECT: Southwest Environmental Utilities Infrastructure

NO. of LOTS: N/A

3/6/2013

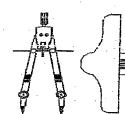
BY: Southwest Environmental Utilties

WATER INFRASTRUCTURE-4th YR

PRELIMINARY CONSTRUCTION ESTIMATE

Description	Unit	Approximate Quantity	Unit Price	TOTAL
16" AWWA C900 DR 18 PVC 150psi	LF	80	45.00	\$3,600.00
12" AWWA C900 DR 18 PVC 150psi	LF	2,960	35.00	\$103,600.00
8" AWWA C900 DR 18 PVC 150psi	LF	1,400	20.00	\$28,000.00
16" GATE VALVE, BOX & COVER	EA	7	2,200.00	\$15,400.00
12" GATE VALVE, BOX & COVER	EA	6	1,870.00	\$11,220.00
8" GATE VALVE, BOX & COVER	EA	3	890.00	\$2,670.00
PVC WATER MAIN LOCATING TAPE	LF	4,440	0.85	\$3,774.00
WELL WITH WATER PLANT NO.2	LS	1	671,112.00	\$671,112.00
WATER PLANT NO.2-500,000 gal Storage Tank	LS	1	610,223.42	\$610,223.42
-	SUBTOTA	T.		\$1,449,599

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: SUNAIRE RANCH ONSITE

2/25/2013

ONSITE WATER-4th year

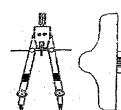
PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	10	1,600.00	\$16,000.00
	1.			
	SUBTOT	AL		\$16,000.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: MAJESTIC RANCH ONSITE

2/25/2013

ONSITE WATER-4th Yr

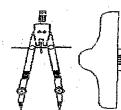
PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	20	1,600.00	\$31,744.00
	·			
	SUBTOT	AL		\$31,744.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualiffications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596—6335 FAX: (480) 596—6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: FLORENCE CROSSING ONSITE

2/25/2013

ONSITE WATER-4th year

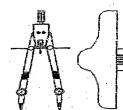
PRO.	ECT	NO.
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

	Description		Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COS	T PER UNIT	•	LOT	25	1,600.00	\$40,000.00
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			SUBTOT	AL		\$40,000.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineerine LLC.



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel DD ONSITE-35 AC MDR

2/25/2013

ONSITE WATER-4th YR

PROJECT NO.

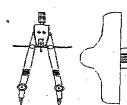
NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL ÚTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	123	1,600.00	\$196,000.00
	SUBTO	ΓAL		\$196,000.00

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering LLC.

5th YEAR



310 E. SHEA BOULFVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596—6335 FAX: (480) 596—6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : Southwest Environmental Utilities Infrastructus

PROJECT : Southwest Environmental Utilities Infrastructure

2/25/2013

NO. of LOTS: N/A

PROJECT NO.

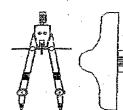
3200A001

BY: Southwest Environmental Utilities

WATER INFRASTRUCTURE-5th YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
NO ADDITIONAL INFRASTRUTURE REQUIRED				
		:		
	·			
	SUBTOT	AL		

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of expertence and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596—6335 FAX: (480) 596—6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel C ONSITE-33 AC MDR

2/25/2013

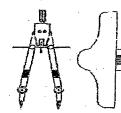
ONSITE WATER-5TH YEAR

PRO	DJE	CT	NO.
		~ .	

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

	Desc	ription	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COS	T PER UNIT		 LS	116	1,600.00	\$184,800.00
	· ·	:				
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			SUBTOT	AL		\$184,800.00



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY	CONSTRUCTION	ESTIMATE

PROJECT : FLORENCE CROSSING ONSITE

2/25/2013

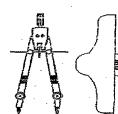
ONSITE WATER-5th year

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	25	1,600.00	\$40,000.00
	SUBTOT	'AL		\$40,000.00



5310 E. SHEA BOULEVARD : SCOTTSDALE, ARIZONA B Phone: (480) 595-63 FAX: (480) 596-643

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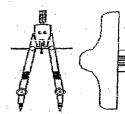
PROJECT NO. NO. of LOTS: N/A

2/25/2013

ONSITE WATER-5th Yr

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LOT	20	1,600.00	\$31,744.00
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	SUBTO	ral .		\$31,744.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA B5254 Phone: (480) 595-6335 FAX: (480) 596-6437

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PRELIMINARY	CONSTRUCTION	ESTIMATE
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PROJECT: SUNAIRE RANCH ONSITE

2/25/2013

ONSITE WATER-5th year

JECT	

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Des	cription		Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT		 · 24.	LOT	1	0 1,600.00	\$16,000.00
	-			·	1	
	_ :					
			SUBTOT	'AL		\$16,000.00

ATTACHMENT #8

SOUTHWEST ENVIRONMENTAL UTILITIES INFRASTRUCTURE SUMMARY OF 5-YEAR ESTIMATES

Totals	\$967,150.00	\$177,870.00	\$3,622,744.00	\$689,356.00	\$244,956.00	\$5,702,076.00
On-Site Sewer	\$228,830.00	\$177,870.00	\$233,344.00	\$254,756.00	\$244,956.00	\$1,139,756.00
Sewer Infrastructure	\$738,320.00	\$0.00	\$3,389,400.00	\$434,600.00	\$0.00	\$4,562,320.00
	Year 1	Year 2	Year 3	Year 4	Year 5	Totals

Sewer Overall Costs CC & N Sewer On-Site Sewer

\$28,043,148.29 \$21,106,725.70

1st Year



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone (480) 586-6335 FAX: (480) 596-6437

PROJECT NO. 3200A001

NO. of LOTS: N.A.

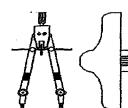
BY:Southwest Environmental Utilities,CC & N Cost Est.

ENGINEER'S OPINION OF PROBABLE COST PROJECT: SEU-JOHNSON RANCH ESTATES- INFRASTRUCTURE

2/26/2013-revised 3/14/13

SEWER-SEU-JRE-1ST YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
15" SDR 35 PVC PIPE	LF	3960	\$32.00	\$126,720.00
12" SDR 35 PVC PIPE	LF	2640	\$25.00	\$66,000.00
4' DIA MANHOLE	EA	6	\$2,600.00	\$15,600.00
5' DIA MANHOLE	EA	12	\$3,000.00	\$36,000.00
12" C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	2000	\$22.00	\$44,000.00
WRP-PACKAGE TREATMENT PLANT-0.030 MGD	EA	1	450,000.00	\$450,000.00
	SUBTOTAL	·	·	\$738,320.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel AA ONSITE-31AC MU

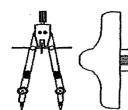
PROJECT NO.
NO. of LOTS: N/A

2/26/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER-70% 1ST YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	76	1,400.00	\$106,330.00
	SUBTO	ral		\$106,330.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel BB ONSITE-25 AC MU

2/26/2013

ONSITE SEWER-1ST YR

PRO	JECT	NO

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	88	1,400.00	\$122,500.00
	SUBTO	TAL		\$122,500.00

2nd Year



3510 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596—833 FAX: (480) 596—6437

ENGINEER'S OPINION OF PROBABLE COST
PROJECT: SEU-JOHNSON RANCH ESTATES- INFRASTRUCTURE

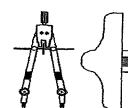
February 26, 2013 SEWER-SEU-JRE-2ND YR

PROJECT NO. 3200A001

NO. of LOTS: N.A.

BY:Southwest Environmental Utilifies,CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
NO ADDITIONAL INFRASTRUCTURE REQUIRED				
	SUBTOTAL			



SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel AA ONSITE-31AC MU

PROJECT NO.

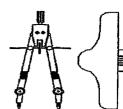
2/26/2013

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER-2ND YR-30%

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	33	1,400.00	\$45,570.00
	SUBTOT	AL		\$45,570.00



5310 E. SHEA BOULEVARD SUITE : SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel Z ONSITE-27 AC MU

2/26/2013

ONSITE SEWER-2ND YR

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	95	1,400.00	\$132,300.00
				•
	SUBTOT	AL	***************************************	\$132,300.00

3rd Year



5310 E. SHEA BOULEVARD SLITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

PROJECT NO. 3200A001

NO. of LOTS: N.A.

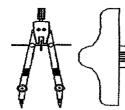
BY:Southwest Environmental Utilities,CC & N Cost Est.

ENGINEER'S OPINION OF PROBABLE COST PROJECT: SEU-JOHNSON RANCH ESTATES- INFRASTRUCTURE

2/27/2013-revised 3/14/13

SEWER-SEU-JRE-3rd YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
10" SDR 35 PVC PIPE	LF	1000	\$32.00	\$32,000.00
8" SDR 35 PVC PIPE	LF	2200	\$25.00	\$55,000.00
4' DIA MANHOLE	EA	4	\$2,600.00	\$10,400.00
5' DIA MANHOLE	EA	2	\$3,000.00	\$6,000.00
8" C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	1000	\$22.00	\$22,000.00
LIFT STATION-COMPLETE	EA	1	\$200,000.00	\$200,000.00
8" C900 DR 18 PVC 150 PSI FORCE MAIN	LF	3200	\$20.00	\$64,000.00
WRP-PACKAGE TREATMENT PLANT-0.30 MGD	EA	. 1	3,000,000.00	\$3,000,000.00
	SUBTOTAL			\$3,389,400.00



310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT : JRE Parcel H ONSITE-34 AC MU

2/27/2013

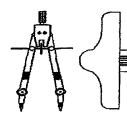
ONSITE SEWER-3RD YR

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	119	1,400.00	\$166,600.00
·	SUBTOI	TAL	1	\$166,600.00



SHEA BOULEVARD SUITE Phone: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE **PROJECT: FLORENCE CROSSING ONSITE**

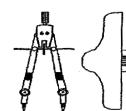
PROJECT NO. NO. of LOTS: N/A

2/27/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITESEWER-3RD YR	
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Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-350 LOTS TOTAL-10%	LOT	25	1,400.00	\$35,000.00
	SUBTOT	AL		\$35,000.00



SCOTTSDALE, ARIZONA E Phone: (480) 596-63 FAX: (480) 596-643

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: MAJESTIC RANCH ONSITE

2/27/2013

ONSITE SEWER-3RD YR

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-(993 LOTS TOTAL-2%)	LOT	20	1,600.00	\$31,744.00
				7.57
	SUBTO	AL		\$31,744.00

4th Year



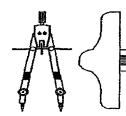
ENGINEER'S OPINION OF PROBABLE COST

PROJECT: SEU-JOHNSON RANCH ESTATES- INFRASTRUCTURE 2/27/2013-rev 3/14/13
SEWER-SEU-JRE-4TH YR

PROJECT NO. 3200A001

NO. of LOTS: N.A.
BY:Southwest Environmental Utilities,CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
12" SDR 35 PVC PIPE	LF	3960	\$25.00	\$99,000.00
8" SDR 35 PVC PIPE	LF	1600	\$13.00	\$20,800.00
4' DIA MANHOLE	EA	3	\$2,600.00	\$7,800.00
5' DIA MANHOLE	EA	7	\$3,000.00	\$21,000.00
12" C900 DR 18 PVC 150 PSI (PURPLE PIPE)	LF	1000	\$22,00	\$22,000.00
LIFT STATION-COMPLETE	EA	1	\$200,000.00	\$200,000.00
8" C900 DR 18 PVC 150 PSI FORCE MAIN	LF	3200	\$20,00	\$64,000.00
	SUBTOTAL			\$434,600.00



310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: JRE Parcel DD ONSITE-35 AC MDR

2/27/2013

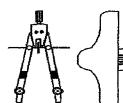
ONSITE SEWER-4TH YR

PROJECT NO.

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER ACRE	LS	123	1,400.00	\$171,500.00
·	SUBTO	ra).		\$171,500.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: MAJESTIC RANCH ONSITE

2/27/2013

7/0040

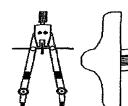
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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER-4TH YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-(993 LOTS TOTAL-2%)	LOT	20	1,600.00	\$31,744.00
				<u> </u>
	SUBTO	'AL		\$31,744.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE

PROJECT: FLORENCE CROSSING ONSITE

2/27/2013

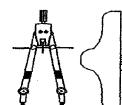
ONSITESEWER-4TH YR

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PROJECT NO	•

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-350 LOTS TOTAL-10%	LOT	25	1,400.00	\$35,000.00
	SUBTOT	AL		\$35,000.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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	_
Lateral material material and	

PRELIMINARY CONSTRUCTION ESTIMATE
PROJECT : SUNAIRE RANCH ONSITE

PROJECT NO.

2/27/2013

NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

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ONSITESEWER-4TH YEAR
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Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-86 TOTAL LOTS-12%	LOT	10	1,600.00	\$16,512.00
	 			
	 -			
	SUBTO	ral		\$16,512.00

5th Year



5310 E. SHEA BOULEVARD SUITE SCOTTSDALE, ARIZONA 86254 Phone: (480) 596-6335 FAX: (480) 596-6437

ENGINEER'S OPINION OF PROBABLE COST
PROJECT: SEU-JOHNSON RANCH ESTATES- INFRASTRUCTURE
February 27, 2013
SEWER-SEU-JRE-8TH YR

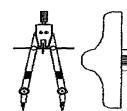
PROJECT NO. 3200A001

NO. of LOTS: N.A.

BY:Southwest Environmental Utilities,CC & N Cost Est.

Description	Unit	Approximate Quantity	Unit Price	TOTAL
NO ADDITIONAL INFRASTRUCTURE REQUIRED				
·				

				···
	SUBTOTAL			



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

<i>37</i>	
PROJECT NO.	

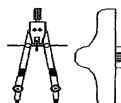
PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: JRE Parcel C ONSITE-33 AC MDR

2/27/2013

ONSITE SEWER-5TH YEAR

PROJECT NO.
NO. of LOTS: N/A
BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT	LS	116	1,400.00	\$161,700.00
	SUBTO	AL		\$161,700.00



ONSITESEWER-5TH YR

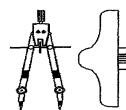
SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596-6335 FAX: (480) 596-6437

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PRELIMINARY CONSTRUCTION ESTIMATE	PROJECT NO.
PROJECT : FLORENCE CROSSING ONSITE	NO. of LOTS: N/A
2/27/2013	BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-350 LOTS TOTAL-10%	LOT	25	1,400.00	\$35,000.00
		-		
	SUBTOT	`AL		\$35,000.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY CONSTRUCTION ESTIMATE PROJECT: MAJESTIC RANCH ONSITE

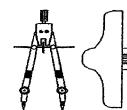
PROJECT NO.
NO. of LOTS: N/A

2/27/2013

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

ONSITE SEWER-5TH YR

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-(993 LOTS TOTAL-2%)	LOT	20	1,600.00	\$31,744.00
		·		
	SUBTO	ral .		\$31,744.00



5310 E. SHEA BOULEVARD SUITE 2 SCOTTSDALE, ARIZONA 85254 Phone: (480) 596–6335 FAX: (480) 596–6437

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PRELIMINARY	CONSTRUCTION	ESTIMATE

PROJECT: SUNAIRE RANCH ONSITE

2/27/2013

ONSITESEWER-5TH YEAR

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NO. of LOTS: N/A

BY: SOUTHWEST ENVIRONMENTAL UTILITIES

Description	Unit	Approximate Quantity	Unit Price	TOTAL
ONSITE COST PER UNIT-86 TOTAL LOTS-12%	LOT	10	1,600.00	\$16,512.00
·	SUBTOT	AL		\$16,512.00

ATTACHMENT #9

Town of Florence P.O. Box 2670 775 North Main Street Florence, Arizona 85132

Phone (520) 868-7500

February 25, 2013

Fax (520) 868-7501 TDD (520) 868-7502

www.florenceaz.gov

George Johnson

TOWN SERVICES

Southwest Environment Utilities LLC 5230 E. Shea Boulevard, Suite 200

Building Safety 868-7573 Scottsdale, Arizona 85254

Community Development 868-7575

RE WATER AND WASTEWATER SERVICE TO CONTAIN PORTION OF THE TOWN OF FLORENCE CITY LIMITS LOCATED SOUTH OF THE CENTRAL ARIZONA PROJECT CANAL

Finance 868-7624

Dear Mr. Johnson:

Fire 868-7609

The Town of Florence Supports Southwest Environment Utilities, LLC to provide water and wastewater services to certain portions of the incorporated town limits located south of the Central Arizona Project Canal as referenced in the attached legal description.

Grants 868-7513

Human Resources 868-7545

The Town of Florence supports Southwest Environment Utilities, LLC application to extend its Certificate of Convenience and Necessity (CC&N) for water and wastewater services to this referenced property per the operating agreement dated February 19, 2013, Fee Number 2013-015706.

Library 868-8311

> Should you have any guestions, please feel free to contact me at (520) 868-7558.

Municipal Court 868-7514

Parks & Recreation 868-7589

> Police 868-7681

Charles A. Montoya

Town Manager

Sincerely,

Public Works

868-7620

Senior Center 868-7622

Town Attorney 868-7557

Utility Billing 868-7680

Water/Wastewater 868-7677

Attachment: Legal Descriptions for Southwest Environmental Utilities, LLC CC&N

Copied: James E. Mannato, Town Attorney Wayne Costa, Public Work Director

LEGAL DESCRIPTIONS FOR SOUTHWEST ENVIRONMENTAL UTILITIES, LLC CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N. 00°49'34" E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A. DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12:

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET TO THE SOUTH OUARTER CORNER OF SAID SECTION 12:

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1568:27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A "RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR LAND DIVISION:

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5:

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY. 79:

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET:

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE BAST-WEST MID-SECTION LINE OF SAID SECTION 12:

THENCE N. 88°31'54" B., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7:

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28"E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" B., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER:

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50'43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7:

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640.42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18:

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

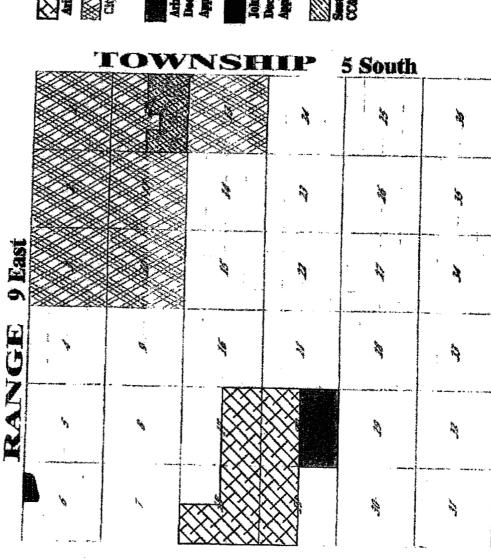
THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTE:

THIS LEGAL DESCRIPTION IS FOR CCAN PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF ON ACTUAL FIELD SURVEY.

GOUNTER Pind



Arizone Waler Company (Cooliège)

City of Fiorence (Nonjurisdictional)

Artzona Wyter Company
Doctor No. W.1445-18-389
Application for Extension

Johnson Uffithes Company
Docket No. WS-02987A-46, 0667
Application for Extension for Water & Some

Seedimest confronmental will CCAN Requested Arm

Map No. 22

COUNTY Pinal

Map No. 22

		City of Flavence (Nonjurinaischaust) [[1] [2] [2] Sentiment cantenamental suffities CCAN Requested Arm				
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TRAINE MINECOL



"The Power and Rewards of Vision"

January 9, 2013

Southwest Environmental Utilities, LLC Attn: Mr. George Johnson 5230 E Shea Blvd, Suite 200 Scottsdale AZ 85254

Re: Florence Majestic Ranch

Mr. Johnson,

Florence/Majestic Ranch, L.L.C. hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Florence Majestic Ranch development. A legal description of the Property is attached to this letter as Exhibit A. Florence/Majestic Ranch, L.L.C. will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

FLORENCE/MAJESTIC RANCH, L.L.C. By: KT/RMG Manager, L.L.C.

By: (1) Parlied (

Its Authorized Officer

Mr. George Johnson Southwest Environmental Utilities, LLC January 9, 2013 Page 2

Exhibit A

Description of Property

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

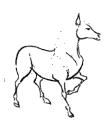
THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET OT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5



JOHNSON RANCH ESTATES, LLC

1 March 2013

Southwest Environmental Utilities, LLC 5230 E Shea Blvd, Suite 200 Scottsdale AZ 85254

Re: Johnson Ranch Estates

To Whom It May Concern,

Johnson Ranch Estates, LLC hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Johnson Ranch Estates development. A legal description of the property is attached to this letter as Exhibit A. Johnson Ranch Estates, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,

Georgie H. Johnson

Manager //

JOHNSON RANCH ESTATES, LLC

Attachment: Exhibit A

5230 East Shea Boulevard, Suite 200 Scottsdale AZ 85254 (480) 998-3300 Phone (480) 483-7908 Fax

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658,56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF REGINNING, from which the East quarter corner of said Section 18 pears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 16 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 60 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO grass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arlzona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328,12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17:

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

March 1, 2013

Southwest Environmental Utilities, LLC 5230 E Shea Blvd, Suite 200 Scottsdale AZ 85254

Re:

Florence Crossing Land Partners, LLC

+56 acres at Hwy 79 and Kelvin Hwy, Florence Arizona

Mr. Johnson,

Florence Crossing Land Partners, LLC hereby requests that Southwest Environmental Utilities provide water and wastewater service to our Florence Crossing PAD development. A legal description of the Property is attached to this letter as Exhibit A. Florence Crossing Land Partners, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,

Maximillian Investment Company, LLC
Managing Member of Florence Crossing Land Partners, LLC

By:

Matthew Werner, Its Manager

EXHIBIT "A"

Parcel No. 1:

Beginning at the East quarter corner of Section 12, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, herein referred to as the True Point of Beginning of that property described as follows:

Thence North 89 degrees 35 minutes 52 seconds West, along the Northerly line of the Southeast quarter of said Section 12, for a distance of 1,461.22 feet;

Thence South 58 degrees 56 minutes 48 seconds West, for a distance of 133.73 feet;

Thence South 30 degrees 50 minutes 19 seconds East, for a distance of 2,993.88 feet;

Thence North 89 degrees 36 minutes 16 seconds East, for a distance of 33.75 feet to a point on the Easterly section line of said Section 12;

Thence North 00 degrees 09 minutes 26 seconds East, a distance of 2,649.61 feet to the True Point of Beginning.

Parcel No.2:

Beginning at the Southwest corner of Section 7, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, hereinafter referred to as the True Point of Beginning of that property described as follows:

Thence North 00 degrees 13 minutes 35 seconds East, a distance of 51.74 feet to the Southeast corner of Section 12, Township 5 South, Range 9 East;

Thence North 00 degrees 09 minutes 26 seconds East, along the Westerly line of said Section 7, for a distance of 1,155.36 feet;

Thence South 26 degrees 07 minutes 45 seconds East, for a distance of 56.83 feet;

Thence South 03 degrees 18 minutes 32 seconds East, for a distance of 172.05 feet,

Thence South 06 degrees 04 minutes 06 seconds West, for a distance of 109.93 feet;

Thence South 01 degree 29 minutes 30 seconds East, for a distance of 181.67 feet;

Thence South 50 degrees 03 minutes 31 seconds East, for a distance of 84.44 feet;

Thence South 39 degrees 18 minutes 23 seconds East, for a distance of 257.76 feet;

Thence South 18 degrees 00 minutes 04 seconds East, for a distance of 237.67 feet;

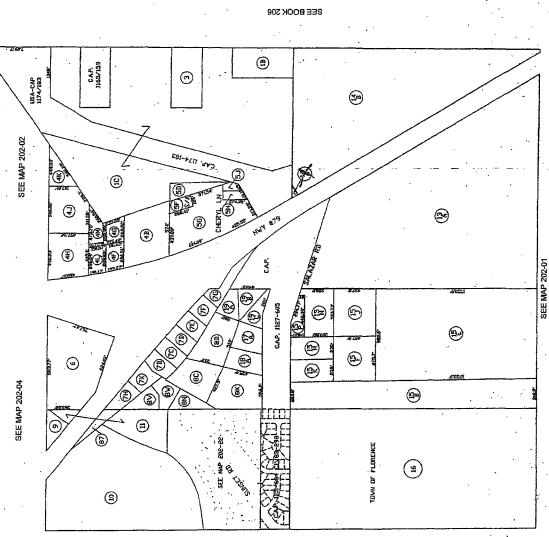
Thence South 24 degrees 28 minutes 37 seconds East, for a distance of 115.00 feet;

Thence South 15 degrees 34 minutes 40 seconds East, for a distance of 107.89 feet, to a point on the Southerly line of said Section 7;

Thence South 89 degrees 17 minutes 08 seconds West, for a distance of 409.56 feet, along the Southerly line of said Section 7 to the Southwest corner of said Section 7 and the True Point of Beginning.

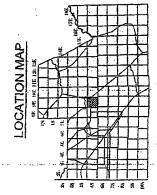
ATTACHMENT #10

THIS MAP IS FOR TAX PURPLISES DALY.
THIS GPFCE WAT NOT ASSUME LANG TO FOR THE OFFICE WAT ASSUME LANG THE OFFICE W



SEE WAP 202-20

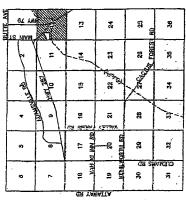
202-21



SCALE: 1° = 600° UPDATED BY: Y 7-31-2007



VICINITY MAP



PINAL COUNTY ASSESSORS MAP



Sear Cir Crite	ria (Parcel Number: 202-21-016-*)				New Search
Search Resu	lts (1 Entries)				Back to List
Parcel Detail	is (202-21-0160)				View Details
			& Lini	k to This Parcel	Print View
Parcel Numb	er 202-21-0160 shows the followin	g information for Ta	x Year: 201	.3 ▼	Tax Year Cha
Parcel	202-21-0160 (<u>Taxing Information</u>)	Primary	TOWN OF F	LORENCE	A STATE OF THE STA
Number:		Owner:	· · · · · · · · · · · · · · · · · · ·		
Section: 12	Township: 058 Range: 09E	Name 2:			
Atlas	062-12 Map: View Parcel Map	In C/O:			
Number:			Tax Bi	ll Mailing Add	ress
	scription: (What is this?)	Address:	PO BOX 267	ro	· · · · · · · · · · · · · · · · · · ·
CEMENTERY W1	1/2 SW OF SEC 12-5S-9E 80.00 AC	City:	FLORENCE		
		State:	AZ		
		Zip Code:	85132		
		Lip dodd.			
Date of Sale:	12/30/2005	Property Addre	ss (Location):		
	12/30/2005 Not Given	Property Addre			
Date of Sale: Sale Amount: Document(s):		Property Addres	RD		
Sale Amount:		Property Address	RD 85132		
Sale Amount: Document(s):		Property Address	RD 85132	graphical location: it i	may not match the maili
Sale Amount: Document(s): 2005-184250		Property Address	RD 85132	graphical location: it i	may not match the maili
Sale Amount: Document(s): 2005-184250		Property Addres 300 E SALAZAR FLORENCE AS Property Addres address city or zip	RD 85132	graphical location: it i	may not match the maili
Sale Amount: Document(s): 2005-184250		Property Addres 300 E SALAZAR FLORENCE AZ Property Addres address city or zip Subdivision:	RD 85132 s refers to a geo		
Sale Amount: Document(s): 2005-184250	Not Given	Property Addres 300 E SALAZAR FLORENCE AZ Property Addres address city or zip Subdivision: Unit:	RD 85132 s refers to a geo	Lot:	

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Search Results (1 Entries) Parcel Details (202-21-015B) View Deta Link to This Parce Print View Print View Parcel Number 202-21-015B shows the following information for Tax Year: 2013 Tax Year Comments	Sear Cit Citics	ria (Parcel Number: 20	2-21-015-B)					New	Search
Parcel Number 202-21-015B shows the following information for Tax Year: 2013 v Tax Year C Parcel 202-21-015B (Taxing Information) Number: Owner: Section: 12 Township: 05S Range: 09E Name 2: Number: Tax Bill Mailing Address Number: Tax Bill M	Search Resu	ts (1 Entries)						Bac	k to List
Parcel Number 202-21-015B shows the following information for Tax Year: 2013 ▼ Tax Year C Parcel	Parcel Detail	s (202-21-015B)						View	Details
Parcel 202-21-015B (Taxing Information) Number: Section: 12 Township: 05S Range: 09E Name 2:					8	Link to	This Par	cel 🖨 Pr	int View
Number: Section: 12 Township: 05S Range: 09E	Parcel Numb	er 202-21-015B shows	the following inf	ormation for Ta	x Year:	2013	•	Tax '	<u> (ear Char</u>
Section: 12 Township: 058 Range: 09E	Parcel	202-21-015B (Taxing Inform	nation)	Primary	TOWN	OF FLOR	ENCE		
Atlas 062-12 Map: View Parcel Map Number: Property Description: (What is this?) W-322.26' OF E1/2 SW OF SEC 12-5S-9E 19.60 AC Date of Sale: Not Given Document(s): In C/O: Tax Bill Mailing Address Address: PO BOX 2670 City: FLORENCE State: AZ Zip Code: 85132	Number:		· · · · · · · · · · · · · · · · · · ·	Owner:					
Number: Property Description: (What is this?) W-322.26' OF E1/2 SW OF SEC 12-6S-9£ 19.60 AC Date of Sale: Not Given Document(s): Not Given Document(s): Tax Bill Mailing Address Address: PO BOX 2670 City: FLORENCE State: AZ Zip Code: 85132 Property Address (Location): Subdivision: Unit: Block: Lot: Phase: Cabinet: Slide:	Section: 12	Township: 058 Range	B: 09E						
Property Description: (What is this?) W-322.26' OF E1/2 SW OF SEC 12-5S-9E 19.60 AC City: FLORENCE State: AZ Zip Code: 85132 Date of Sale: Not Given Property Address (Location): Sale Amount: Not Given Document(s): Unit: Block: Lot: Phase: Cabinet: Slide:	Atlas	062-12 Map: View Parce	el Map	In C/0:					
W-322.26' OF E1/2 SW OF SEC 12-5S-9E 19.60 AC City: FLORENCE State: AZ Zip Code: 85132 Date of Sale: Not Given Property Address (Location): Subdivision: Unit: Block: Lot: Phase: Cabinet: Slide:	Number:				Ta	x Bill M	ailing A	ddress	
State: AZ Zip Code: B5132 Date of Sale: Not Given Property Address (Location): Sale Amount: Not Given Subdivision: Unit: Block: Lot: Phase: Cabinet: Slide:	Property Des	cription: (What is this	?)	Address:	PO BO	X 2670			
Zip Code: 85132	W-322.26' OF E1/	2 SW OF SEC 12-5S-9E 19.60	AC	City:	FLOR	ENCE			
Date of Sale: Not Given Property Address (Location): Sale Amount: Not Given Subdivision: Unit: Block: Lot: Phase: Cabinet: Slide:				State:	AZ				
Sale Amount: Not Given Document(s): Unit: Block: Lot: Phase:				Zip Code:	85132				
Document(s): Unit: Block: Lot: Phase: Cabinet: Slide:	Date of Sale:	Not Given		Property Addre	ss (Local	tion):			
Cabinet: Slide:	Sale Amount:	Not Given		Subdivision:					
	Document(s):			Unit;	Block:		Lot:	Phase	:
No Personal Property Listed				Cabinet:			Slide:		
			No Porcan	al Property Listed					
Value Details (1 Improvements) View Value			NO PEISON	ar Froperty Listed					

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Search Criter	ria (Parcel N	lumber: 202	-21-015-E)					New S	Search
Search Resul	ts (1 Entrie	s)						Back	to List
Parcel Detail	s (202-21-0)15E)	-					View I	Details
						& Lin	k to This Parcel	Prin	t View
Parcel Numb	er 202-21-0	15E shows t	he following info	mation	for Ta	x Year: 20	13 🕶	<u>Tax Y</u> e	ar Char
Parcel Number:	202-21-015E	(Taxing Informati	on)	Prim	ary er:		PERTIES LLC		
Section: 12	Township:	05S Range:	09E	Nam	e 2:				
Atlas	062-12 Ma	p: View Parcel N	<u>Иар</u>	In C	/O:		•		
Number:						Tax B	ill Mailing Addr	ess	
Property Des				Addi	ess:	9000 SNOV	W OWL LANE		
			W-915.61' POB; TH	City:		BLAINE			
W-1735.86', TH N	•		6.49', TH N00D41.35 5S-9E 38.58 AC	Stat	e:	WA			
				Zip (Code:	98230			-
Date of Sale:	2/18/2000			Propert	v Addres	ss (Location)			
Sale Amount:	\$73,614.00			Subdivi		, , , , , , , , , , , , , , , , , , , ,			
Document(s):	1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			Unit:	3.0	Block:	Lota	Phase:	
2006-025218				Cabinet	: :	<u>'</u>	Slide:		
2000-007530				1					
		<u>. </u>		J					
			· No Personal	Property	Listed		· · · · · · · · · · · · · · · · · · ·		
	.,								

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Search Crite	ria (Parcel i	Yumber:	202-2	1-013-A)					New S	Search
Search Resul	ts (1 Entrie	s)							Back	to List
Parcel Detail	s (202-21-0	013A)							View I	Details
							& Lin	k to This Parce	Prin	t View
Parcel Numb	er 202-21-0	013A sho	ows th	e following infor	mation	for Ta	x Year: 20	13 ▼	Tax Ye	ear Chart
Parcel Number:	202-21-013A	(Taxing In	formation)	Prim Own	-	CIVIC PRO	PERTIES LLC		
Section: 12	Township:	05S Ra	nge:	09E	Nam	e 2:				
Atlas	- Map: ⊻	iew Parcel I	Map		In C	/O:				
Number:							Tax B	ill Mailing Add	ress	
Property Des	cription: (Y	Vhat is t	his?)		Addı	ress:	9000 SNOV	VY OWL LANE		
THAT POR OF SE					City:	;	BLAINE			
SOLD TO CAP DE 9E TH N-2543.41'				OR OF SEC 12-5S- 754.23' TH S	Stat	e:	WA			
ALONG R/W OF H					Zip (Code:	98230			
					11					
Date of Sale:	6/24/1999				Propert	y Addre	ss (Location)	! 		
Sale Amount:	\$392,000.00				Subdivi	sion:				
Document(s):					Unit:	<u> </u>	Block:	Lot:	Phase:	
2006-025218					Cabinet	<u> </u>		Stide:		
2003-027817										
					J					
				No Personal	Property	Listed				
Value Details										Values

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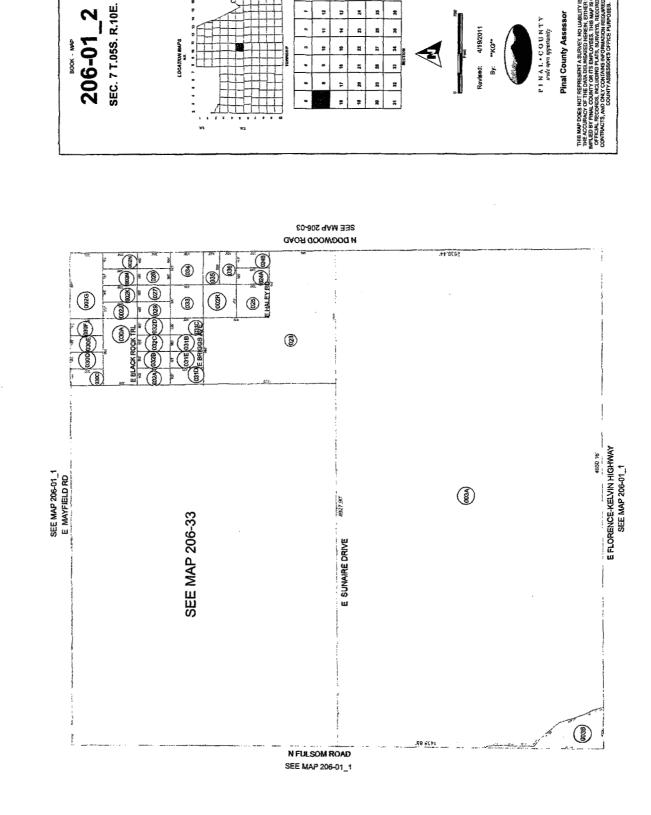
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Search Crite	ria (Parcel Num	ber: 202-	·21-014-B)					New S	earch
Search Resu	ilts (1 Entries)							Back t	to List
Parcel Detai	ls (202-21-014E	3)						View D	etails
					Q.	Link to This Pa	arcel	Print	View
Parcel Numb	er 202-21-014B	shows t	he following info	mation for T	ax Year:	2013 ▼		Tax Ye	ar Char
Parcel Number:	202-21-014B (<u>Tax</u>	ing Informatio	<u>no</u>)	Primary Owner:	FLORE	ENCE CROSSING I	LAND PA	RTNERS L	LC
Section: 12	Township: 05S	Range:	09E	Name 2:					
Atlas	- Map: View P	·	<u></u>	In C/O:					· · · · · · · · · · · · · · · · · · ·
Number:					Та	x Bill Mailing	Addres	ss	
Property Des	scription: (What	is this?)		Address:	3200 E	CAMELBACK RD	STE 130	,	
	12-5\$-9E; EXC LYING			City:	PHOE	NIX NIX			
	EG AT NW COR OF S			State:	AZ				
	9 DEG W-309' TH N-3	0 DEG W-18:	2' TO POB THEREOF !		1/-				
		0 DEG W-18:	2' TO POB THEREOF	Zip Code:					
TH E-358' TH S-5 SEC 12-5S-9E 45	i.45 AC	0 DEG W-18	2' TO POB THEREOF	Zip Code	85018	in the state of th			
TH E-358' TH S-5 SEC 12-5S-9E 45 Date of Sale:	6/19/2012	0 DEG W-18	2' TO POB THEREOF	Zip Code:	85018	ion):			
TH E-358' TH S-5 SEC 12-5S-9E 45 Date of Sale: Sale Amount:	i.45 AC	0 DEG W-18:	2' TO POB THEREOF	Zip Code: Property Add: Subdivision:	85018			171	
TH E-358' TH S-5 SEC 12-5S-9E 45 Date of Sale: Sale Amount: Document(s):	6/19/2012	0 DEG W-18:	2' TO POB THEREOF	Property Addi Subdivision: Unit:	85018	Lot:		Phase:	
TH E-358' TH S-5 SEC 12-5S-9E 45 Date of Sale: Sale Amount: Document(s): 2012-051840	6/19/2012	0 DEG W-18:	2' TO POB THEREOF	Zip Code: Property Add: Subdivision:	85018			Phase:	
Date of Sale: Sale Amount: Document(s): 2012-051840 2010-082242	6/19/2012	0 DEG W-18:	2' TO POB THEREOF	Property Addi Subdivision: Unit:	85018	Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-051840 2010-082242 2006-058370	6/19/2012	0 DEG W-18:	2' TO POB THEREOF	Property Addi Subdivision: Unit:	85018	Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-051840 2010-082242	6/19/2012	0 DEG W-18:	2' TO POB THEREOF	Property Addi Subdivision: Unit:	85018	Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-051840 2010-082242 2006-058370	6/19/2012	0 DEG W-18:		Property Addi Subdivision: Unit: Cabinet:	ess (Locat	Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-051840 2010-082242 2006-058370	6/19/2012	0 DEG W-18:		Property Addi Subdivision: Unit:	ess (Locat	Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-051840 2010-082242 2006-058370 2004-037746	6/19/2012			Property Addi Subdivision: Unit: Cabinet:	ess (Locat	Lot:		Phase:	

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	ia (Parcel Number: 206-01-003-A)			New Sea	rch
Search Resul	ts (1 Entries)				Back to	List
Parcel Detail	s (206-01-003A)				View Det	ails
		_	& Link to	This Parcel	Print Vi	ew
Parcel Numb	er 206-01-003A shows the followi	ng information for T	ax Year: 2013	 ▼	Tax Year	Char
Parcel Number:	206-01-003A (Taxing Information)	Primary Owner:		KNATIONALAS ROACH EST		
Section: 07	Township: 058 Range: 10E	Name 2:				
Atlas	- Map: View Parcel Map	In C/0:	C/O FIDELITY	IATIONAL TITLE	NTS DIV	
Number:			Tax Bill N	lailing Addr	ess	
	cription: (What is this?)	Address:	50 E RIO SALA	O PKWY STE 1	710	
	OR OF SEC 7-05S-10E TH E-4927.9 TH S-2639		TEMPE→			
	i -W-107.89 TH N-24 W-115 TH N-18 W-237.67 1 I W-84.44 TH N-01 W-181.67 TH N-06 E-109.93	Chat.	AZ-			
	-26 W-56.82 TH N-1435.88 TO POB, AKA PARC VEYS PG 35, 295.48 AC	EL "A" Zip Code:	85281			
			(1)			
Date of Sale:	8/14/2012	i Property Addi				
Date of Sale:	8/14/2012 \$1,725,000,00	Property Adde	ess (Location):			
	8/14/2012 \$1,725,000.00	Subdivision:	Block:	Lot:	Phase:	\perp
Sale Amount: Document(s):		Subdivision:		Lot:	Phase:	
Sale Amount: Document(s): 2012-070172		Subdivision: Unit:			Phase:	
Sale Amount: Document(s):		Subdivision: Unit:			Phase:	
Sale Amount: Document(s): 2012-070172	\$1,725,000.00	Subdivision: Unit:	Block:		Phase:	

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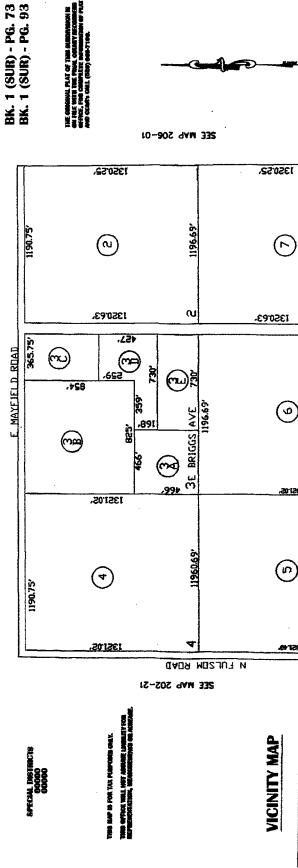
	ria (Parcel Num	ber: 206-(D1-003-B)				New Sea	rch
Search Resu	lts (1 Entries)						Back to I	ist
Parcel Detai	is (206-01-003	В)					View Deta	ils
					& Lin	nk to This Parcel	Print Vie	ew
Parcel Numb	per 206-01-003E	B shows th	e following info	rmation for 1	ax Year: 20)13 🕶	Tax Year	Char
Parcel Number:	206-01-003B (<u>Tax</u>	cing Information	<u>n</u>)	Primary Owner:	FLORENC	E CROSSING LAND F	ARTNERS LLC	
Section: 07	Township: 058	Range:	10E	Name 2:				
Atlas	- Map: View P			In C/O:				
Number:	1 1			, ,	Tax B	ill Mailing Addre	25S	
Property De	scription: (What	t is this?)		Address:		MELBACK RD STE 13		
BEG @ THE SW	COR OF SEC 7-5S-10	DE TH N-51.74	TH N-1155,36 TH S-	City:	PHOENIX			
26 E-56.82 TH S-	03 E-172.05 TH S-06 \		S-01 E-181.67 TH S-	State:	AZ			
26 E-56.82 TH S- 50 E-84.44 TH S-	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	<u> </u>				
26 E-56.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	State: Zip Code:				
26 E-\$6.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4 SURVEYS PG 35	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P 6, 4.56 AC	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	State: Zip Code:	85018	;		
26 E-\$6.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4 SURVEYS PG 35	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P 6, 4.56 AC	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	State: Zip Code:	85018	: Lot:	Phase:	
26 E-\$6.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4 SURVEYS PG 35 Date of Sale: Sale Amount:	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P 6, 4.56 AC	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	State: Zip Code: Property Add: Subdivision:	ess (Location)		Phase:	
26 E-56.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4 SURVEYS PG 35 Date of Sale: Sale Amount: Document(s):	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P 6, 4.56 AC	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	State: Zip Code: Property Addi Subdivision: Unit:	ess (Location)	Lot:	Phase:	
26 E-56.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4 SURVEYS PG 35 Date of Sale: Sale Amount: Document(s): 2012-051840	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P 6, 4.56 AC	E-237.67 TH S	S-01 E-181.67 TH S- 3-24 E-115 TH S-15	State: Zip Code: Property Addi Subdivision: Unit:	ess (Location)	Lot:	Phase:	
26 E-56.82 TH S- 50 E-84.44 TH S- E-107.89 TH W-4 SURVEYS PG 35 Date of Sale: Sale Amount: Document(s): 2012-051840	39 E-257.76 TH S-18 E 09.56 TO POB, AKA P 6, 4.56 AC	E-237.67 TH S	S-01 E-181.67 TH S- i-24 E-115 TH S-15 I BK 17 OF	State: Zip Code: Property Addi Subdivision: Unit:	ess (Location)	Lot:	Phase:	

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AREA CODE 0000

FINISTERRE RANCHETTES



E SUNAIRE DRIVE

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08-10-2001

SEE MAP 206-01

PINAL COUNTY ASSESSORS MAP



	ria (Parcel Nu	mber: 206-	33-002-0)				New Se	arch
Search Resu	lts (1 Entries))					Back to	Lîst
Parcel Detail	ls (206-33-00	20)					View De	tails
					& Link	to This Parcel	Print V	/iew
Parcel Numb	er 206-33-00	20 shows ti	ne following infor	mation for Ta	x Year: 201	3 ₩	Tax Yea	r Chart
Parcel Number:	206-33-0020 (<u>T</u>	axing Informatio	n)	Primary Owner:	CIVIC PROP	ERTIES LLC		
Section: 07	Township: 05	58 Range:	10E	Name 2:				
Atlas	- Map: View	Parcel Map		In C/O:				
Number:					Tax Bil	Mailing Addre	ess	
	scription: (Wh			Address:	9000 SNOW	Y OWL LN		
	NCHETTS (SUBD C EC 7-5S-10E 36.20		ED LAND) LT 2 BK &	City:	BLAINE			
PG 1-73 & 1-83 S	EC 7-35-10E 36.20	AC		State:	WA			
			1	Zip Code:	98230			
Date of Sale:	2/18/2000			Property Addre	ess (Location):			
Date of Sale: Sale Amount:	2/18/2000 \$75,306.00			Property Addre	ess (Location):			
				 	ess (Location):	Lot:	Phase:	
Sale Amount;				Subdivision:		Lot:	Phase:	
Sale Amount: Document(s):			No Personal	Subdivision: Unit:	Block:		Phase:	
Sale Amount: Document(s):			No Personal	Subdivision: Unit: Cabinet:	Block:		Phase:	

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Search Crite	ia (Parcel l	Numb	er: 206-	33-007-07				New S	earcn
Search Resul	ts (1 Entrie	s)						Back t	to List
Parcel Detail	s (206-33-	0070))					View D	etails
						8	Link to This Parcel	Print	View
Parcel Numb	er 206-33-6	0070	shows th	ne following info	mation for T	ах Үеаг:	2013 -	Tax Ye	ar Chart
Parcel Number:	206-33-0070	(<u>Taxin</u>	g Informatio	<u>n</u>)	Primary Owner:	CIVIC P	ROPERTIES L L C		
Section: 07	Township:	058	Range:	10E	Name 2:				
Atlas	- Map: ⊻	iew Par	rcel Map		In C/O:				
Number:						Tax	Bill Mailing Addr	ess	
Property Des					Address:	9000 SN	IOWY OWL LN		
					City	BLAINE			
FINISTERRE RAN			NSUBDIVID	ED LAND) LT 7 BK &	City:	001111			
FINISTERRE RAN PG 1-73 & 1-93 SI			NSUBDIVID	DED LAND) LT 7 BK &	State:	WA			
			NSUBDIVID	BED LAND) LT 7 BK & I					
			NSUBDIVID	SED LAND) LT 7 BK &	State:	WA 98230			
PG 1-73 & 1-93 SI	EC 7-5S-10E 36	.20 AC	NSUBDIVID	SED LAND) LT 7 BK &	State: Zip Code:	WA 98230			
PG 1-73 & 1-93 Si	1/12/2000	.20 AC	NSUBDIVID	SED LAND) LT 7 BK &	State: Zip Code:	WA 98230		Phase:	
PG 1-73 & 1-93 SI Date of Sale: Sale Amount: Document(s):	1/12/2000	.20 AC	NSUBDIVID	SED LAND) LT 7 BK &	State: Zip Code: Property Addr Subdivision:	WA 98230 ess (Locatio	on):	Phase:	
PG 1-73 & 1-93 Si Date of Sale: Sale Amount:	1/12/2000	.20 AC	NSUBDIVID	SED LAND) LT 7 BK &	State: Zip Code: Property Addr Subdivision: Unit:	WA 98230 ess (Locatio	on):	Phase:	
Date of Sale: Sale Amount: Document(s): 2005-184250	1/12/2000	.20 AC	NSUBDIVID	SED LAND) LT 7 BK &	State: Zip Code: Property Addr Subdivision: Unit:	WA 98230 ess (Locatio	on):	Phase:	
Date of Sale: Sale Amount: Document(s): 2005-184250	1/12/2000	.20 AC	NSUBDIVID		State: Zip Code: Property Addr Subdivision: Unit:	WA 98230 ess (Location Block:	on):	Phase:	

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	ria (Parcel Nu	mber: 206-33-006-0)					New Se	earch
Search Resu	lts (1 Entries)						Back to	List
Parcel Detail	ls (206-33-00	60)					View De	etails
					S Link	to This Parcel	Print	View
Parcel Numb	er 206-33-00	60 shows the following info	ormation fo	r Tax Y	ear: 2013	▼.	Tax Yea	r Chart
Parcei Number:	206-33-0060 (]	axing Information)	Primar Owner	- 1	CIVIC PROPE	ERTIES L L C		
Section: 07	Township: 0	S Range: 10E	Name	2:				
Atlas	- Map: View	Parcel Map	In C/O):				
Number:			1		Tax Bill	Mailing Addre		
Property Des	cription: (Wh	at is this?)	Addres	is: 9	9000 SNOWY	OWL LN		
	•	F UNSUBDIVIDED LAND) LT 6 BK &	City:	E	BLAINE			
PG 1-73 & 1-93 S	EC 7-5S-10E 36.20	AC	State:	١	NA			
			Zip Cod	de: 8	8230			
Date of Sale:	12/30/2005		Property A	.ddress (Location):			
Date of Sale:	12/30/2005 Not Given				Location):			
Sale Amount:	12/30/2005 Not Given		Subdivision	n:		lot	Dhase	
Sale Amount: Document(s):				n:	Location):	Lot:	Phase:	
Sale Amount: Document(s): 2005-184250			Subdivision Unit:	n:		Lot:	Phase:	
Sale Amount: Document(s):			Subdivision Unit:	n:			Phase:	
Sale Amount: Document(s): 2005-184250		No Persona	Subdivision Unit:	n: Bi			Phase:	
Sale Amount: Document(s): 2005-184250		No Persona	Subdivision Unit: Cabinet:	n: Bi			Phase:	
Sale Amount: Document(s): 2005-184250	Not Given	No Persona	Subdivision Unit: Cabinet:	n: Bi			Phase:	alues

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Search Crite	ria (Parcel Num	ber: 206-33	-004-0)				New Search
Search Resul	ts (1 Entries)						Back to List
Parcel Detail	s (206-33-0046	D)		·			View Details
					& Link to	This Parcel	Print View
Parcel Numb	er 206-33-0040	shows the	following infor	mation for Ta	x Year: 2013	•	Tax Year Cha
Parcel Number:	206-33-0040 (<u>Tax</u>	ing Information)		Primary Owner:	BEHRENS TED		
Section: 07	Township: 05S	Range: 10	Œ	Name 2:			
Atlas	- Map: View P	arcel Map		In C/0:			
Number:	, , , , ,		Ī		Tax Bill M	ailing Add	ress
Property Des	cription: (What	t is this?)		Address:	20941 E FLORE	NCE KELVIN H	IWY
	ICHETTS (SUBD OF		LAND) LT 4 BK &	City:	FLORENCE		
PG 1-73 & 1-93 S	EC 7-5S-10E 36.20 A	С		State:	AZ		
				Zip Code:	85132		
	400,000						
Date of Sale:	12/2/1988			Property Addre			
Sale Amount:	12/2/1988 \$70,610.00					Lot:	Phase:
Sale Amount: Document(s):				Property Addre	ss (Location):	Lot: Slide:	Phase:
Sale Amount: Document(s): 2009-097432				Property Addre Subdivision: Unit:	ss (Location):		Phase:
Sale Amount: Document(s):				Property Addre Subdivision: Unit:	ss (Location):		Phase:
Sale Amount: Document(s): 2009-097432				Property Addre Subdivision: Unit:	ss (Location):		Phase:
Sale Amount: Document(s): 2009-097432			No Personal (Property Addre Subdivision: Unit:	ss (Location):		Phase:
Sale Amount: Document(s): 2009-097432			No Personal	Property Addre Subdivision: Unit: Cabinet:	ss (Location):		Phase:
Sale Amount: Document(s): 2009-097432 2005-012166	\$70,610.00	ntel	No Personal	Property Addre Subdivision: Unit: Cabinet:	ss (Location):		Phase:
Sale Amount: Document(s): 2009-097432 2005-012166		ents)	No Personal	Property Addre Subdivision: Unit: Cabinet:	ss (Location):		
Sale Amount: Document(s): 2009-097432 2005-012166	\$70,610.00	ents)	No Personal	Property Addre Subdivision: Unit: Cabinet:	ss (Location):		
Sale Amount: Document(s): 2009-097432 2005-012166	\$70,610.00	ents)	No Personal	Property Addre Subdivision: Unit: Cabinet:	ss (Location):		

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Parcel 206-33-0050 (Taxing Information) 206-33-	Search Crite	ria (Parcel Number: 206-33-005-*)				New Search
Parcel Number 206-33-0050 shows the following information for Tax Year: 2013	Search Resu	its (1 Entries)			<u> </u>	Back to List
Parcel Number 206-33-0050 shows the following information for Tax Year: 2013 Tax Year Cha Parcel 206-33-0050 (Taxing Information)	Parcel Detai	ls (206-33-0050)				View Details
Parcel 206-33-0050 (Taxing Information) Number: Section: 07 Township: 05S Range: 10E Atlas - Map: View Parcel Map Number: Property Description: (What is this?) Finister Ranchetts (SUBD OF UNSUBDIMDED LAND) LT 5 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC Date of Sale: 2/11/2005 Sale Amount: \$83,900.00 Document(s): 2005-014507 No Personal Property Listed Primary FLORENCE 40 INVESTMENTS LLC Owner: Name 2: In C/O: Tax Bill Mailing Address Address: 7702 E DOUBLETREE RANCH RD STE 300 City: SCOTTSDALE State: AZ Zip Code: 85258				& Lin	k to This Parcel	Print View
Parcel 206-33-0050 (Taxing Information) Number: Section: 07 Township: 05S Range: 10E Atlas	Parcel Numb	er 206-33-0050 shows the following infor	mation for Ta	x Year: 20	13 ▼	Tax Year Cha
Name	Parcel	206-33-0050 (<u>Taxing Information</u>)	Primary	FLORENCE	E 40 INVESTMENTS	
Atlas - Map: View Parcel Map Number: Property Description: (What is this?) FINISTERRE RANCHETTS (SUBD OF UNSUBDIMDED LAND) LT 5 BK & PG 1-73 & 1-93 SEC 7-5S-10E 35.20 AC Date of Sale: 2/11/2005 Sale Amount: \$83,900.00 Document(s): 2005-014507 In C/O: Tax Bill Mailing Address Address: 7702 E DOUBLETREE RANCH RD STE 300 City: SCOTTSDALE State: AZ Zip Code: 85258 Property Address (Location): Subdivision: Unit: Block: Lot: Phase: Cabinet: Slide:	Number:		Owner:	•		
Number: Property Description: (What is this?) FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 5 BK & PG 1-73 & 1-93 SEC 7-5S-10E 36.20 AC Date of Sale: 2/11/2005 Sale Amount: \$83,900.00 Document(s): Unit: Block: Lot: Phase: Cabinet: Slide: No Personal Property Listed	Section: 07	Township: 05S Range: 10E	Name 2:			
Property Description: (What is this?) FINISTERRE RANCHETTS (SUBD OF UNSUBDIVIDED LAND) LT 5 BK & PG 1-73 & 1-93 SEC 7-5S-10E 35.20 AC Pate of Sale: 2/11/2005 Sale Amount: \$83,900.00 Document(s): Unit: Block: Lot: Phase: 2005-014507 No Personal Property Listed	Atlas	- Map: View Parcel Map	In C/O:			
City: SCOTTSDALE	Number:	, , ,		Tax B	ill Mailing Addr	ess
State: AZ Zip Code: 85258	Property Des	scription: (What is this?)	Address:	7702 E DO	UBLETREE RANCH I	RD STE 300
State: AZ Zip Code: 85258			City:	SCOTTSDA	ALE	
Date of Sale: 2/11/2005 Property Address (Location):	PG 1-73 & 1-93 S	EC 7-5S-10E 36.20 AC	State:	AZ		
Date of Sale: 2/11/2005 Property Address (Location):						
Document(s): Unit: Block: Lot: Phase:			Zip Code:	85258		
2005-014507 Cabinet: Slide: No Personal Property Listed	Date of Sale:	2/11/2005				
No Personal Property Listed	Date of Sale: Sale Amount:	······································	Property Addres			
		······································	Property Addres	ss (Location):		Phase;
Value Details (2 Improvements) View Values	Sale Amount:	······································	Property Address Subdivision: Unit:	ss (Location):	Lot:	Phase:
	Sale Amount: Document(s):	\$83,900.00	Property Address Subdivision: Unit: Cabinet:	ss (Location):	Lot:	Phase;
	Sale Amount: Document(s): 2005-014507	\$83,900.00 No Personal I	Property Address Subdivision: Unit: Cabinet:	ss (Location):	Lot:	
	Sale Amount: Document(s): 2005-014507	\$83,900.00 No Personal I	Property Address Subdivision: Unit: Cabinet:	ss (Location):	Lot:	
	Sale Amount: Document(s): 2005-014507	\$83,900.00 No Personal I	Property Address Subdivision: Unit: Cabinet:	ss (Location):	Lot:	

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Search Crite	ria (Parcel Number: 206-33-003-B)				New Sean	ch
Search Resu	lts (1 Entries)				Back to Li	st
Parcel Detail	s (206-33-003B)				View Deta	ils
			& Lin	k to This Parcel	Print Vie	W
Parcel Numb	er 206-33-003B shows the following info	ormation for Ta			Tax Year C	
Parcel Number:	206-33-003B (Taxing Information)	Primary Owner:	SHAH K G	M FIROZ & KONDO Y		
Section: 07	Township: 05S Range: 10E	Name 2:				
Atlas	- Map: View Parcel Map	In C/O:				
Number:			Tax Bi	II Mailing Addre	ess	
	cription: (What is this?)	Address:	10049 E DY	NAMITE BLVD STE 1	15	
	OF SEC 7 E-1190.75 TO POB E-825.73 S-854.14 W- TO POB SEC 7-5S-10E 16.00 AC	City:	SCOTTSDA	LE		
025.73 14-054.40	10 FOB SEC 7-35-10E 16:00 AC	State:	AZ			
		Zip Code:	85262			
Date of Sale:	9/23/1999	Property Address	ss (Location):			
Date of Sale: Sale Amount:	9/23/1999 \$35,000.00	Property Addres	ss (Location):			
			ss (Location):	Lot:	Phase:	
Sale Amount:		Subdivision:			Phase:	
Sale Amount: Document(s):		Subdivision: Unit:		Lot:	Phase:	
Sale Amount: Document(s): 2004-098737		Subdivision: Unit:		Lot:	Phase:	
Sale Amount: Document(s): 2004-098737	\$35,000.00	Subdivision: Unit: Cabinet:		Lot:	Phase:	
Sale Amount: Document(s): 2004-098737	\$35,000.00	Subdivision: Unit:		Lot:	Phase:	
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:		
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:	Phase:	ess
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:		25
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:		- I
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:		es
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:		
Sale Amount: Document(s): 2004-098737 2004-073024	\$35,000.00 No Personal	Subdivision: Unit: Cabinet:		Lot:		es

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Search Criter	ia (Parcel Number: 206-3:	3-003-C)				New Search
Search Resul	ts (1 Entries)					Back to List
Parcel Detail	s (206-33-003C)					View Details
				& Lin	k to This Parcel	Print View
Parcel Numb	er 206-33-003C shows the	e following info	ormation for Ta	x Year: 20:	13 ▼	Tax Year Char
Parcel	206-33-003C (Taxing Information)	Primary	TURK GER	ALD E & CATHERINE	
Number:			Owner:	•		
Section: 07	Township: 058 Range: 1	10E	Name 2:			
Atlas	- Map: View Parcel Map		In C/0:			
Number:				Tax Bi	ll Mailing Addr	ess
Property Des	cription: (What is this?)		Address:	PO BOX 215	573	
	OF OFO T F 0040 40 TO DOD F 000	5.66 E-129.25 S-	City:	MESA		
	OF SEC 7 E-2016.48 TO POB E-235					
	N-594,50 TO POB SEC 7-5S-10E 5.0	DD AC	State:	AZ		
		DD AC	1	AZ 85277		
		DD AC	State:	85277		
594.49 W-367.68 l	N-594,50 TO POB SEC 7-5S-10E 5.0	DD AC	State: Zip Code:	85277		
594.49 W-367.68 l	N-594,50 TO POB SEC 7-5S-10E 5.0	DD AC	State: Zip Code:	85277	Lot:	Phase:
594.49 W-367.68 l Date of Sale: Sale Amount:	N-594,50 TO POB SEC 7-5S-10E 5.0	DD AC	State: Zip Code: Property Addre Subdivision:	85277		Phase:
Date of Sale: Sale Amount: Document(s):	N-594,50 TO POB SEC 7-5S-10E 5.0		State: Zip Code: Property Addre Subdivision: Unit:	85277	Lot:	Phase:

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Search Crite	ria (Parcel Num	ber: 206-33-003-D)					New Sea	rch
Search Resu	Search Results (1 Entries)							List
Parcel Detail	is (206-33-003D))					View Det	ails
				4	& Link	to This Parcel	Print Vi	ew
Parcel Numb	er 206-33-003D	shows the following inf	ormation for T	ax Yea	r: 2013	*	Tax Year	Chart
Parcel Number:	206-33-003D (<u>Tax</u>	ing (nformation)	Primary Owner:	DES	IENA PAL			
Section: 07	Township: 058	Range: 10E	Name 2:					
Atlas	- Map: View Pa	arcel Map	In C/O:					
Number:			Tax Bill Mailing Address					
Property Des	cription: (What	is this?)	Address:	1553	1 E VIA D	EL PALO		
		TO POB S-427.77 W-728.70 N-	City:	GILE	BERT	. ,		
168.28 E-359.03 I	N-259.64 E-367.68 TO	POB SEC 7-5S-10E 5.20 AC	State:	AZ				
			Zip Code:	8529	8			
Date of Sale:	8/12/2005		Property Add	ress (Loc	ation):			
Sale Amount:	\$55,000.00		Subdivision:					$\overline{}$
Document(s):			Unit:	Block	:	Lot:	Phase:	
2005-103348			Cabinet:			Slide:		
1999-022063							<u>-</u>	
		No Persona	I Property Liste	đ				

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Search Criter	ria (Parcel N	umber: 206-	33-003-A)			_		New Se	arch
Search Resu	its (1 Entries	;)						Back to Lis	
Parcel Detail	s (206-33-0	03A)						View De	tails
						& Lin	k to This Parcel	Print \	View
Parcel Numb	er 206-33-00	03A shows t	ne following info	ormation fo	Tax	Year: 20	13 ▼	Tax Yea	r Charl
Parcel Number:	206-33-003A (Taxing Information	on)	Primar Owner	•	FARIMA TA	AGHABONI LIV TRUS	Т	
Section: 07	Township:	05S Range:	10E	Name	2:	OLIAWIE N	IEHDI A		
Atlas	- Map: Vie			In C/C	:				
Number:	1 1 - 1					Tax B	ill Mailing Addre	ess	
Property Des	cription: (W	hat is this?)		Addres	s:	11510 GHI	BERTI WAY		
	•	+ +	POB S-466.70 E-	City:		PORTER R	ANCH		
466.70 N-466.70 V	V-466.70 TO POB	3 SEC 7-5S-10E 5	i.00 AC	State:		CA			
				Zip Co	de:	91326			
Date of Sale:	4/3/2006			Property A	ddress	(Location)	· · · · · · · · · · · · · · · · · · ·		
Sale Amount:	\$125,000.00			Subdivisio					
Document(s):				Unit:	1	Block:	Lot:	Phase:	
2006-047894		***************************************		Cabinet:		l	Slide:		
2004-098737									
2003-083898									
			No Persona	l Property Lis	ted				
Value Details								View Va	lues

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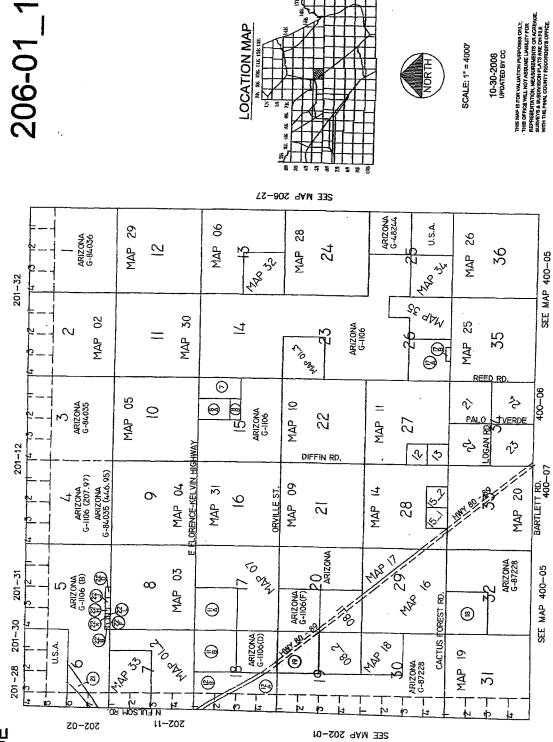
Pinel County Government Web Discialmer Site Map @ 2013 Pinel County



Search Crite	ia (Parcel Number: 206-33-003-E)				New Se	earch
Search Resu	its (1 Entries)				Back to	o List
Parcel Detail	s (206-33-003E)				View De	etails
			& Lin	k to This Parcel	Print	View
Parcel Numb	er 206-33-003E shows the following info	rmation for Ta	x Year: 201		Tax Yea	r Chart
Parcel Number:	206-33-003E (Taxing Information)	Primary Owner:		M FIROZ & KONDO Y	~	NG
Section: 07	Township: 05S Range: 10E	Name 2:				
Atlas	- Map: View Parcel Map	In C/O:				
Number:			Tax Bi	Il Mailing Addre	25S	
Property Des	cription: (What is this?)	Address:	10049 E DY	NAMITE BLVD STE 1	115	
	R OF SEC 7 S-1022.26 TO POB S-298.41 W-730.09 N-	City:	SCOTTSDA	LE	-	
298.42 E-728.70 I	O POB SEC 7-5S-10E 5.00 AC	State:	AZ			
295.42 E-728.70 1	O POB SEC 7-5S-10E 5.00 AC	State: Zip Code:	85262			
295.42 E-/28./U	7/20/1999		85262			
		Zip Code:	85262			
Date of Sale:	7/20/1999	Zip Code:	85262	Lot:	Phase:	
Date of Sale: Sale Amount:	7/20/1999	Zip Code: Property Addre Subdivision:	85262		Phase:	
Date of Sale: Sale Amount: Document(s):	7/20/1999 \$15,000.00 No Persona	Property Addre Subdivision: Unit: Cabinet:	85262	Lot:	Phase:	

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LOCATION MAP

PINAL COUNTY ASSESSORS MAP

SCALE: 1" = 4000"

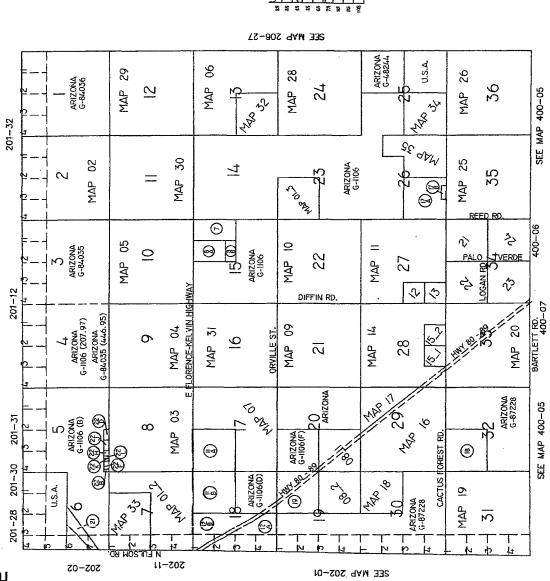
10-30-2008 UPDATED BY CC



Search Results (1 Entries) Parcel Details (206-01-0190) View Details (206-01-0190) Parcel Number 206-01-0190 shows the following information for Tax Year: 2013 v Tax Year: 2	Parcel Details (206-01-0190) Color Color	Search Crite	ia (Parcel Number: 206-01-019-0)						New	Sear
Parcel Number 206-01-0190 shows the following information for Tax Year: 2013 * Tax Year of Tax Year: 2013 * Tax Year: 2013	Print Parcel Number 206-01-0190 shows the following information for Tax Year: 2013 * Tax Yes Parcel 208-01-0190 (Taxina Information) Number: Section: 19 Township: 055 Range: 10E Name 2: In C/O: Name 3: In C/O: Name 4: In C/O: In C/	Search Resu	ts (1 Entries)						Back	to Li
Parcel Number 206-01-0190 shows the following information for Tax Year: 2013 * Tax Year: 4 Tax Year: 2013 * Tax Year: 4 Tax Ye	Parcel Number 205-01-0190 (Taxing Information) Number: Section: 19 Township: 055 Range: 10E Atlas 063-19 Map: View Percel Map Number: Property Description: (What is this?) NE OF SEC 19-5S-10E 160.00 AC Date of Sale: Not Given Document(s): Property Address (Location): 4900 S PINAL PARKWAY AVE FLORENCE AS 85132 Property Address (For 2tp code so a geographical location: it may not match the address of yor 2tp code solders) No Personal Property Listed	Parcel Detail	s (206-01-0190)						View	Deta
Parcel Number 206-01-0190 shows the following information for Tax Year: 2013 Parcel 206-01-0190 (Taxing Information) Number: 206-0190 (Taxing Information) Number: 206-0190 (Taxing Informati	Parcel Number 206-01-0190 (Taxing Information) Number: Section: 19 Township: 055 Range: 10E Atlas 063-19 Map: View Parcel Map Number: Property Description: (What is this?) NE OF SEC 19-5S-10E 160.00 AC Date of Sale: Not Given Sole Amount: Not Given Document(s): Document(s): Primary TOWN OF FLORENCE Owner: Name 2: In C/O: Name 2: In C/O: Tax Bill Mailing Address Address: PO BOX 2670 City: FLORENCE State: AZ Zip Code: 85132 Property Address (Location): Sale Amount: Not Given Document(s): Property Address refers to a geographical location: it may not match the address of your 2pt property Address refers to a geographical location: it may not match the address of your 2pt property Address (Location): Unit: Block: Lot: Phase: Cabinet: Slide:					% ⊾	ink to T	his Parcel	Pri:	nt Vie
Number: Section: 19 Township: 055 Range: 10E Atlas 063-19 Map: View Parcel Map Number: Property Description: (What is this?) NE OF SEC 19-SS-10E 180.00 AC Date of Sale: Not Given Document(s): Not Given Document(s): Owner: Name 2: In C/O: Tax Bill Mailing Address Address: PO BOX 2870 City: FLORENCE State: AZ Zip Code: 85132 Property Address (Location): 4900 S PINAL PARKWAY AVE FLORENCE AZ 85132 Property Address refers to a geographical location: it may not match the naddress Gly or zip code Subdivision: Unit: Block: Lot: Phase: Cabinet: Stide:	Number: Section: 19 Township: 05S Range: 10E Atlas 083-19 Map: View Percel Map Number: Property Description: (What is this?) NE OF SEC 19-5S-10E 160.00 AC Date of Sale: Not Given Document(s): Not Given Document(s): Not Given Not Property Address (Location): 4900 S PINAL PARKWAY AVE FLORENCE AZ Station: 4900 S PINAL PARKWAY AVE FLORENCE AZ Station: Unit: Block: Lot: Phase: Cabinet: Slide:	Parcel Numb	er 206-01-0190 shows the followin	g information for	Tax Y				Tax Y	ear C
Atlas 063-19 Map: View Parcel Map Number: Tax Bill Mailing Address Address: PO BOX 2670 City: FLORENCE State: AZ Zip Code: 85132 Date of Sale: Not Given Document(s): Property Address (Location): 4900 S PINAL PARKWAY AVE FLORENCE Z 85132 Florence Z 85132 Florence Z 85132 Florence Z 85132 Florence State: Not Given Tax Bill Mailing Address Address: PO BOX 2670 City: FLORENCE State: AZ Zip Code: 85132 Florence Z 85132	Actias 063-19 Map: View Percel Map Number: Tax Bill Mailing Address Address: PO BOX 2670 City: FLORENCE State: AZ Zip Code: 85132 Date of Sale: Not Given Property Address (Location): 4900 S PINAL PARKWAY AVE FLORENCE AZ 85132 F		206-01-0190 (<u>Taxing Information</u>)	1 1		TOWN O	F FLORE	NCE		
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View Value Details (2 Improvements)	View V		No Pe	rsonal Property Lis	ced		,			
	view v	/alue Details	(2 Improvements)						View	Value

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LOCATION MAP

PINAL COUNTY ASSESSORS MAP

THIS MAP IS FOR VALLATION FURPOSES ONLY.
THIS OFFICE WALL NOT ASSUME LABILITY FOR
REPRESENTATION, MENALISEMENTS OF ACREAGE
SURPLYS A SUBDIVISION PLATS ARE OF R.E.
WITH THE PINAL COUNTY RECORDER'S OFFICE.

SCALE: 1" = 4000"

10-30-2008 UPDATED BY CC



		lumber: 206-01-012-					New Sea	ırch
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Parcel Detail	ls (206-01-0	12B)					View Det	ails
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Parcel Numb	er 206-01-0	12B shows the follow	ing informatio	on for Ta	x Year: 201	!3 ₹	Tax Year	<u>Chart</u>
Parcel Number:	206-01-012B	(Taxing Information)	1 1	rimary wner:	JOHNSON F	RANCH ESTATES L	ıc	
Section: 18	Township:	05S Range: 10E	N	ame 2:	T			
Atlas		p: View Parcel Map	Ir	C/0:				
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Property Des	scription: (W	hat is this?)	A	ddress:	5230 E SHE	A BLVD STE 200		
		ING NORTH & EAST OF NLY	BNDRY Ci	ty:	SCOTTSDA	LE		
LINE OF STATE	HWY 89 SEC 18-	03-10E 113.70 AC	St	ate:	AZ			
LINE OF STATE	HAMA OR SEC 10-	35-10E 113.70 AC	1 1	ate: p Code:	AZ 85254			
Date of Sale:	8/14/2012	33-10E 113.70 AC	Zi	p Code:				
Date of Sale:			Zi	p Code:	85254			
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Date of Sale: Sale Amount: Document(s): 2012-070172	8/14/2012		Prop Subc	p Code:	85254	- 	Phase:	
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	ria (Parcel Number: 206-01-011-B)				New Sea	arch
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Parcel Detai	is (206-01-011B)				View De	tails
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Parcel Numb	per 206-01-011B shows the followin	g information for T	ax Year: 201	13 ▼	Tax Year	Char
Parcel	206-01-011B (Taxing Information)	Primary	JOHNSON I	RANCH ESTATES LL	С	
Number:		Owner:				
Section: 18	Township: 05S Range: 10E	Name 2:				
Atlas	063-17 Map: View Parcel Map	In C/O:				
Number:			Tax Bi	ll Mailing Addre	SS	
	scription: (What is this?)	Address:	5230 E SHE	A BLVD STE 200		
NE OF SEC 18-5	S-10E 160.00 AC	City:	SCOTTSDA	LE		
		State:	AZ		· 	
		Zip Code	85254			
Date of Sale:	6/27/2012	Property Add	ress (Location):	·		
Sale Amount:	\$1,452,465.00	Subdivision:				
Document(s):		Unit:	Block:	Lot:	Phase:	
2012-054345		Cabinet:		Slide:		
2010-037955						
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1998-043094	No Pe	rsonal Property Liste	d		****	
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Number: Section: 18 Township Atlas 063-18 Number: Property Description:	-012A shows to A (Taxing informatic loss Range: ap: View Parcel What is this?)	10E Map	Primary Owner: Name 2: In C/O: Address: City: State: Zip Code:	FLORENCE C/O SHAW Tax B 8800 N GAI SCOTTSDA	E MAJESTIC RANCH BOB ESQ III Mailing Addre	LLC	ails iew Char
Parcel Number 206-01 Parcel 206-01-01: Number: Section: 18 Township Atlas 063-18 Number: Property Description: THAT POR OF W1/2 OF SEC 1 SOUTHERLY LINE OF STATE Date of Sale: Not Giver Sale Amount: Not Giver	O12A shows to A (Taxing information of the Control	10E Map	Primary Owner: Name 2: In C/O: Address: City: State:	FLORENCE C/O SHAW Tax B 8800 N GAI SCOTTSDA	E MAJESTIC RANCH BOB ESQ III Mailing Addruney RANCH DR 255	Print V Tax Year	iew Char
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Number: Property Description: THAT POR OF W1/2 OF SEC 1 SOUTHERLY LINE OF STATE Date of Sale: Not Giver Sale Amount: Not Giver	what is this?	Map OUTH & WEST OF	In C/O: Address: City: State:	Tax B 8800 N GAI SCOTTSDA AZ	ill Mailing Addro		
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Sale Amount: Not Given			Zip Code:	85253			
Sale Amount: Not Given							
			Property Addr	ress (Location):			
Document(s):			Subdivision:				$\neg \top$
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2000-016380			Cabinet:	<u> </u>	Slide:		
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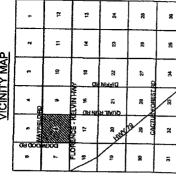
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Search Result)			New Search
	s (1 Entries)				Back to List
Parcel Details	(206-01-011A)				View Details
			& Lin	nk to This Parcel	Print View
Parcel Numbe	er 206-01-011A shows the following	ng information for Ta	x Year: 20	013 →	Tax Year Ch
Parcel Number:	206-01-011A (Taxing Information)	Primary Owner:	JOHNSON	RANCH ESTATES LL	C
Section: 17 7	Township: 058 Range: 10E	Name 2:	1		
Atlas	063-17 Map: View Parcel Map	In C/O:			
Number:			Tax B	ill Mailing Addre	SS
	cription: (What is this?)	Address:	5230 E SH	EA BLVD STE 200	
NW OF SEC 17-5S-	-10E 160.00 AC	City:	SCOTTSD	ALE	
		State:	AZ		
		Zip Code:	85254		
Date of Sale:	6/27/2012	Property Addres	s (Location)	; 	
Sale Amount:	\$1,452,465.00	Subdivision:			
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Search Results Parcel Details (
Parcel Details (2000 00 0000							Back	to List
	206-03-0068)						View	Details
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Parcel Number	206-03-006B	shows t	he following info	ermation for	Tax Year: 2013 ▼				ear Char
Parcel :	(2.3.004.111.004.11)		<u>on</u>)	Primary Owner:	,	JOHNSON RA	NCH ESTATES LL		
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S1/2 S1/2 NW OF SE	C 8-5S-10E 40.00	AC		City:	}	SCOTTSDALE			
				State:	,	AZ			
				Zip Cod	e:	35254			
Date of Sale:	8/14/2012			Property Ad	dress (Location):			
Sale Amount:	\$1,725,000.00		<u></u>	Subdivision					
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Parcel Detail	s (206-03-006C)					View De	etails
				& Lin	k to This Parcel	Print '	View
Parcel Numb	er 206-03-006C show	vs the following info	rmation for Ta	x Year: 20	13 🕶	Tax Yea	r Chart
Parcel	206-03-006C (Taxing Info	mation)	Primary	JOHNSON	RANCH ESTATES LL		
Number:			Owner:	•			
Section: 08	Township: 058 Ran	ge: 10E	Name 2:				
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N1/2 N1/2 SW OF	SEC 8-5S-10E 40.00 AC		City:	SCOTTSDA	LE		
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Parcel Numb	er 206-03-0	006A s	shows ti	ne following infor	mation for	Tax Yea	r: 2013	▼	I	ax Yea	r Chart
Parcel Number:	206-03-006A	(Taxing	Informatio	<u>n</u>)	Primary Owner:	JOH	SON RAN	CH ESTATES	LLC		
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Parcel Numb	per 206-03-0070	shows t	he following info	formation for Tax Year: 2013 •			Tax Yea		
Parcel Number:	206-03-0070 (<u>Taxi</u>	ng Informati	<u>on</u>)	Prima Owne	- '	JOHNSON I	RANCH ESTATES L		
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S1/2 S1/2 N1/2 S	W & S1/2 SW OF SEC	8-5S-10E 1	00.00 AC	City: SCOTTSDALE					
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	ria (Parcel Numl	ber: 206-07-005-0)				New S	earch	
Search Resu	lts (1 Entries)				-		Back t	o List	
Parcel Detail	ls (206-07-0050)					View D	etails	
					& Lin	k to This Parcel	🚔 Print	View	
Parcel Numb		shows the followi	ng informa			13 ▼	Tax Ye		
Parcel Number:	206-07-0050 (Taxin			Primary Owner:		RANCH ESTATES LI			
Section: 17	Township: 058	Range: 10E		Name 2:					
Atlas	063-17 Map: V	iew Parcel Map		In C/O:					
Number:					Tax B	ill Mailing Addr	ess		
Property Des	scription: (What	is this?)		Address: City:		5230 E SHEA BLVD STE 200 SCOTTSDALE			
SW OF SEC 17-5	S-10E 160.00 AC								
				State:	AZ				
				Zip Code:	85254				
Date of Sale:	6/27/2012			Property Addre	ess (Location)				
Date of Sale:	6/27/2012 \$1,452,465,00		~ -		ess (Location)				
Sale Amount:	6/27/2012 \$1,452,465.00			Subdivision:			Phase:		
Sale Amount: Document(s):					Block:	Lot:	Phase:		
Sale Amount: Document(s): 2012-054345				Subdivision: Init:		Lot:	Phase:		
Sale Amount: Document(s):				Subdivision: Init:		Lot:	Phase:		
Sale Amount: Document(s): 2012-054345 2010-037955				Subdivision: Init:		Lot:	Phase:		
Sale Amount: Document(s): 2012-054345 2010-037955		No F		Subdivision: Unit: Cabinet:	Block:	Lot:	Phase:		
Sale Amount: Document(s): 2012-054345 2010-037955		No F		Subdivision: Init:	Block:	Lot:	Phase:		
Sale Amount: Document(s): 2012-054345 2010-037955	\$1,452,465.00	No F		Subdivision: Unit: Cabinet:	Block:	Lot:	Phase:		

Pinal County is an Equal Opportunity Employer M/F/H/V Send any comments, questions, criticisms, or suggestions about the website to the $\underline{\text{WebMaster}}$.

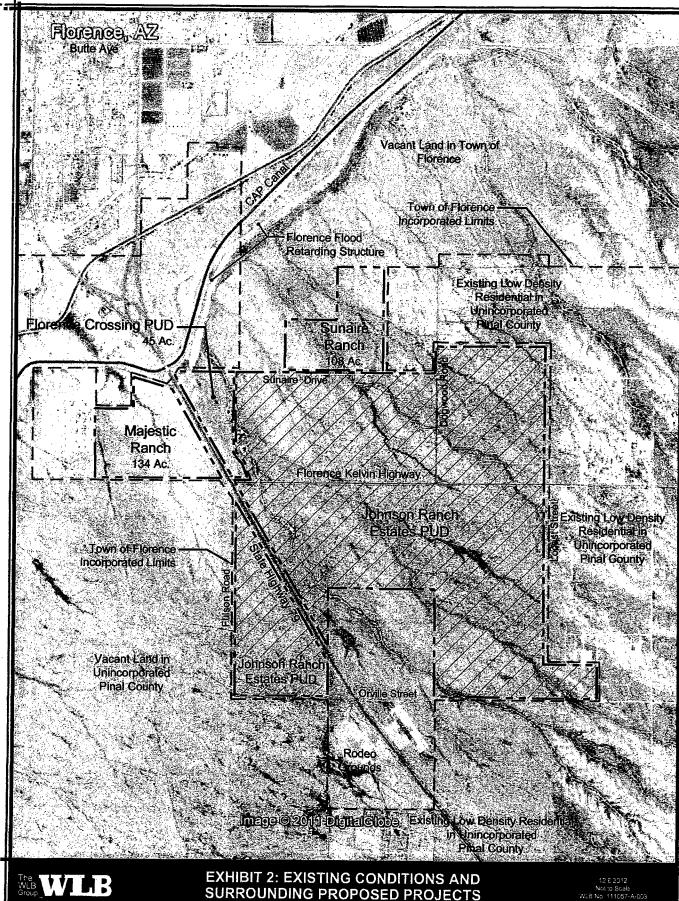
Pinal County Government <u>Web Discialmer</u> <u>Site Hap</u> © 2013 Pinal County



acal cit citte	ria (Parcel N	lumber: 206	-07-010-0}						New	Search
Search Resu	lts (1 Entrie	s)							Back	to List
Parcel Detail	is (206-07-0)100)							View	Details
						& Lie	nk to This P	arcel	Prin	t View
Parcel Numb	er 206-07-0	100 shows t	the following info	rmation for	Гах Үе	ear: 20	013 🕶			ear Char
Parcel Number:	206-07-0100	(Taxing Informati		Primary Owner:	Jo		RANCH ESTA			
Section: 17	Township:	05S Range:	10E	Name 2						
Atlas	063-17 Ma	p: View Parcel I	Map	In C/0:						
Number:		•				Tax B	ill Mailing	Addres	ss	
Property Des	cription: (V	/hat is this?)		Address	5	30 E SH	EA BLVD STE	200		
COM @ SE COR	DE SEC 47 50 4	DE TILIAL 4007 E	N TO DOD TUN BOOK	-		OFTOD				
				City:	JS	COTTSD	ALE			
TH W-1328.19' TH	S-825' TH W-13		KA: PARCEL C BK-8	State:	A		ALE			
	S-825' TH W-13				A		ALE			
TH W-1328.19' TH	S-825' TH W-13			State: Zip Code	A. 85	Z 1254				
TH W-1328.19' TH OF SURVEYS PG	I S-825' TH W-1:	327.59' TO POB A		State:	A. 85	Z 1254				
TH W-1328.19' TH OF SURVEYS PG	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A		State: Zip Code	A A State of the s	Z 1254			Phase:	
TH W-1328.19' TH OF SURVEYS PG Date of Sale: Sale Amount: Document(s):	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A		State: Zip Code Property Ad Subdivision:	A A State of the s	z 254 ocation)):		Phase:	
TH W-1328.19' TH OF SURVEYS PG Date of Sale: Sale Amount: Document(s): 2012-054345	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A		State: Zip Code Property Ad Subdivision: Unit:	A A State of the s	z 254 ocation)): Lot:		Phase:	
TH W-1328.19' TH OF SURVEYS PG Date of Sale: Sale Amount: Document(s):	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A		State: Zip Code Property Ad Subdivision: Unit:	A A State of the s	z 254 ocation)): Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-054345 2010-037955	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A		State: Zip Code Property Ad Subdivision: Unit:	A A State of the s	z 254 ocation)): Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-054345 2010-037955 2005-009136	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A		State: Zip Code Property Ad Subdivision: Unit:	A A State of the s	z 254 ocation)): Lot:		Phase:	
Date of Sale: Sale Amount: Document(s): 2012-054345 2010-037955 2005-009136	8-825' TH W-1: 3-255 25.15 AC	327.59' TO POB A	KA: PARCEL C BK-8	State: Zip Code Property Ad Subdivision: Unit:	A A Set State Stat	z 254 ocation)): Lot:		Phase:	

Pinal County is an Equal Opportunity Employer M/F/H/Y Send any comments, questions, corlicisms, or suggestions about the website to the <u>Webliastar</u> Final County Government <u>Web Disclaimer</u> <u>Site Map</u> © 2013 Pina i County

ATTACHMENT #11



ATTACHMENT #12

<u>PUBLIC NOTICE OF AN APPLICATION FOR CERTIFICATE OF CONVENIENCE</u> AND NECESSITY BY SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

Southwest Environmental Utilities, L.L.C. has filed with the Arizona Corporation Commission ("Commission") an application for authority to provide water and wastewater service to an area in which records indicate that you are a property owner. If the application is granted, Southwest Environmental Utilities, L.L.C. would be the exclusive provider of water and wastewater service to the proposed area. Southwest Environmental Utilities, L.L.C. will be required by the Commission to provide this service under the rates and charges, and terms and conditions established by the Commission. The granting of the application would not necessarily prohibit an individual from providing service to themselves from individually owned facilities on their property. The application is available for inspection during regular business hours at the offices of the Commission in Phoenix at 1200 West Washington Street, and at Southwest Environmental Utilities, L.L.C., 5230 East Shea Blvd., Suite #200, Scottsdale AZ 85254.

The Commission will hold a hearing on this matter. As a property owner, you may have the right to intervene in the proceeding. If you do not want to intervene, you may appear at the hearing and make a statement on your own behalf. You may contact the Commission at the address and telephone number listed below for the date and time of the hearing and for more information on intervention. You may not receive any further notice of the proceeding unless requested by you.

If you have any questions or concerns about this application, have any objections to its approval, or wish to make a statement in support of it, you may contact the Consumer Services Section of the Commission at 1200 West Washington Street, Phoenix AZ 85007 or call 1-800-222-7000.

ATTACHMENT #13

Southwest Environmental Utilities - Water Division REPRESENTATIVE RATE SCHEDULE

Exhibit Schedule 4 Page 1 Witness: Bourassa

LINE					PF	ROPOSED RATES		
<u>NO.</u> 1	METED SIZE					MONTHLY		GALLONS IN
2		1				MINIMUM		MINIMUM
3 4		IIN!MUMS:						
5	3/4 3/4					\$ 11.00		-
6	1					\$ 16.50 \$ 27.50		-
7	1 1/2					\$ 55.00		-
8 9	2 3				;	\$ 88.00		-
10	4					\$ 176.00 \$ 275.00		-
11	6					\$ 275.00 \$ 550.00		-
12 13	COMMODITA							
14	Ali 5/8x3/4" a	CHARGE PRO nd 3/4" meter si	POSED RAT	res:				
15	Charge per 1,	000 gallons for	usage	except in igation				
16 17	in excess of		0			3,000 gals	\$	1.76
18		over	3,001	gallons up to		10,000 gals	\$	2.14
19				over		10,000 gals	\$	2.50
20	1 inch		0	gallons up to		25,000 gals	\$	2.14
21 22				over		25,000 gals	\$	2.50
23	1 1/2 inch		n	gallons up to		E0 000 mala		
24			·	over		50,000 gals 50,000 gals	\$ \$	2.14 2.50
25 26	2 inch					, 3	•	2.00
27	<u>E HIGH</u>		0	gallons up to over		80,000 gals	. \$	2.14
28				OVG		80,000 gals	\$	2.50
29 30	3 inch			gallons up to		160,000 gals	\$	2.14
31				over		160,000 gals	\$	2.50
32	4 inch		0	gallons up to		250,000 gals	\$	0.44
33 34				over		250,000 gals	\$	2.14 2.50
35	6 inch			20llana ś-				
36				gallons up to over		500,000 gals 500,000 gals	\$ \$	2.14
37 38	O in a					000,000 gais	Ψ	2.50
39	8 inch			gallons up to		800,000 gals	\$	2.14
40			•	over		800,000 gals	\$	2.50
41	Standpipe or bu	ılık water per						
42 43	1,000 gallons						\$	2.50
44								
45								
46 47	Hook-up Fee	•		•				
48								
49	All Builders / De	velopers are rec	uired to pay	a hook-up fee c	of			
50 51	\$ 800.00 a water connect	per lot, for cor	mection to th	e system hason	d on			
52	Payments are lis	ion of 5/6 x 3 /4 sted for each W:	inch water m ater Meter Si	eter.				•
53			and Motor Of	LG DGIOW.				
54 55	Water <u>Meter Size</u>							
56	5/8 x 3/4				ø	600.00		
57	3/4				\$ \$	600.00 900.00		•
58 59	1				\$	1,500.00		
60	1 1/2 2				\$ \$	3,000.00		
61	3				\$ \$	4,800.00 9,600.00		
62	4				\$	15,000.00		
63 64	6				\$	30,000.00		
65								

	Southwest Environmental Utilities - Water Division REPRESENTATIVE RATE SCHEDULES STATEMENT OF CHARGES	Pag	edule 5	Bourassa
LINE <u>NO.</u>	•			
1	A F-14184 4 48 4 5 5 5 5 6 5 6 5 6 5 6 5 6 5 6 5 6 5 6		osed	
2	A. Establishment of Service per Rule R14-2-403.D	\$	25.00	
3	Establishment of Service, after hours	\$	50.00	
4	per rule R14-2-403.D.2			
5	B. Ro antablishment of Capies are Buts 44 3 400 D			
. 6	 Re-establishment of Service per Rule 14-2-403.D 		see (a)	
7	C. Reconnection of service per Rule R14-2-403.D.1	\$	20.00	
8	o. Reconnection of service per Rule R14-2-403.D.1	D	30.00	
9	D. Charge for moving meter at customer request per			
10	Rule R14-2-405.B.5	@	Cost	
- 11	140000	w ·	Cost	
12	E. After hours service charge, per hour, R14-2-403.D	\$	50.00	
13	55, ps. (1021) (1772 (0012	•	00.00	
14	F. Minimum Deposit per Rule R-14-2-403.B			
15	• •			
16	H. Meter Reread per Rule R14-2-408	\$	15.00	
17				
18	 Charge for NSF Check per Rule R14-2-409.F.1 	\$	25.00	
19				
20	Late payment charge for delinquent bills			
21	as defined in Rule R14-2-409.C.1		1.50%	
22 23	K Deferred D. Level Etc. Dr. Date and D.			
23 24	K. Deferred Payment Finance Charge, R14-2-409.G		1.50%	
25	Copies Line and Mater Installation and D44 40 405 D			
26	L. Service Line and Meter Installation per R14-12-405.B 5/8 x 3/4 inch	Φ.	400.00	
27	3/4 inch	\$	400.00	
28	1 inch	\$ \$	440.00 500.00	
29	1 1/2 inch	\$ \$	715.00	
30	2 Inch - Turbo		1,170.00	
31	2 inch - Compound		1,700.00	
32	3 inch - Turbo	,	1,585.00	
33	3 Inch - Compound		2,190.00	
34	4 Inch - Turbo		2,540.00	
35	4 inch - Compound		3,215.00	
36	6 Inch - Turbo	\$	4,815.00	
37	6 inch - Compound		6,270.00	
38				
39	Main Extension and additional facilities agreements,			
40	per Rule R14-2-406.B	@	COST (b)
41	N. All Daving a label of the second s			
42 43	N. All Revenue related taxes will be charged customers.			
43 44	DULES AND DECULATIONS			
4 4 45	RULES AND REGULATIONS * The Company has adopted the Bules and Bary Little and the Little			
45 46	* The Company has adopted the Rules and Regulation established to	y the Com	mission	
47	as the basis for its operating procedures. AAC R14-204-01 Through	ACC R14	4-2-411	

as the basis for its operating procedures. AAC R14-204-01 Through ACC R14-2-411 will be controlling of Company procedures, unless specific Commission Orders provide otherwise.

- (a) Monthly minimum times months off the system
 (b) Cost to include parts, labor, overhead, and all applicable taxes, including income tax.
 (c) If meter is reading correct per rule.

Southwest Environmental Utilities - Wastewater Division REPRESENTATIVE RATE SCHEDULE

Exhibit Schedule 4 Page 1

Witness: Bourassa

PROPOSED RATES

LINE NO.			
		M	ONTHLY
1	METER SIZE	<u>C</u>	HARGE
2			
3	MONTHLY MINIMUMS:		
4	5/8 x 3/4 And	\$	35.77
5	3/4		39.35
6	1		50.08
7	1 1/2		64.39
8	2		103.73
9	3		393.47
10	4		751.17
11	6		1,037.33
12	8		1,430.80
13	10		2,056.78
14			
15	Treated Effluent per 1,00 gallons	\$	0.63
16	Treated Effluent per acre foot	\$	205.25
17			
18			
19	Hook-up Fee		
20			
21			
22			
23			
24			
25			
26			
27	Water		
28	Lateral Service Size		
29	4 Inch	\$	1,000.00
30	6 inch	\$	2,000.00
31	8 Inch	\$	4,000.00
32			
33			
34		•	
35			
36			
37			
38			

LINE	Southwest Environmental Utilities - Waste REPRESENTATIVE RATE SCHED STATEMENT OF CHARGE	ULES	Exhibit Sched Page 1 Witnes	ule 5 1	Bourassa
NO.	·		D		
1 2 3 4 5 6 7 8	A. Establishment of Service Establishment of Service, after hours (Collected only if customer is sewer only) B. Re-establishment of Service C. Reconnection of service D. After hours service charge, per hour		Propos \$ \$ \$ \$	25.00 40.00	
10 11	E. Minimum Deposit Two	Times Monthly Bill			
12 13	F. Charge for NSF Check		\$	15.00	
14 15	G. Late payment charge for delinquent bills			•	
16 17	H. Deferred Payment Finance Charge			1.50%	•
18 19 20	Main Extension and additional facilities agreer		@(COST	(b)
21 22	All Revenue related taxes will be charged cus	tomers.			
23 24 25	K. Service Line Connection Charge (refundable)		\$	350.00	
26 27 28 29 30 31 32 33 34 35 36 37	RULES AND REGULATIONS * The Company has adopted the Rules and Regulas the basis for its operating procedures. Arizona will be controlling of Company procedures, unless provide otherwise. (a) Monthly minimum times months off the system (b) Cost to include parts, labor, overhead, and all income tax.	a Corporation Commiss s specific Commission	sion Rule Orders		

ATTACHMENT #14



When recorded mail to:

Florence Town Clerk Town of Florence P.O. Box 2670 775 N. Main Street Florence, Arizona 85132



OFFICIAL RECORDS OF PINAL COUNTY RECORDER

DATE/TIME:

02/25/2013 1514

FEE:

\$14.50 20

PAGES: FEE NUMBER:

2013-015706



TOWN OF FLORENCE

Operating Agreement

TOWN OF FLORENCE, ARIZONA An Arizona municipal corporation

and

SOUTHWEST ENVIRONMENT UTILITIES, LLC an Arizona limited liability company

February 25, 2013

WHEN RECORDED RETURN TO:

Town Clerk Town of Florence PO Box 2670 Florence, AZ 85232

OPERATING AGREEMENT

DATE:

February 17, 2013

PARTIES:

(1) SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.

an Arizona limited liability company

5230 East Shea Boulevard

Suite 200

Scottsdale, AZ 85254

TOWN OF FLORENCE, ARIZONA an Arizona municipal corporation PO Box 2670 Florence, AZ 85132

DEFINITIONS:

The following terms used in this Operating Agreement shall have the following meanings:

A. Town:

Town of Florence, Arizona, an Arizona municipal corporation.

B: Utility:

Southwest Environmental Utilities, L.L.C., an Arizona limited

liability company, its successors and assigns.

C: Utility's Facilities:

Water, effluent, and wastewater lines and related appurtenances.

RECITALS:

1. Utility will commence providing public utility water, effluent water, and wastewater services to those areas within (i) Utility's Certificate of Convenience and Necessity (CC&N), more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein; and (ii) Central Arizona Governments 208 Plan, more particularly described on Exhibit "B" attached hereto and by this reference incorporated herein (collectively, the "Service Area"). The Service Area includes those areas within

the Johnson Ranch Estates Planned Unit Development which are located in the immediate vicinity of State Route 79 and Florence Kelvin Highway, Florence, Arizona. This Agreement governs those areas of the Town located within the Service Area.

- 2. Pursuant to the Agreement, Town has agreed that, Utility shall be permitted the use of public streets and ways for water and wastewater utility service.
- 3. Accordingly, the parties hereto desire to enter into this Operating Agreement.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- Section 1. Operating Agreement. Town hereby grants Utility, it successors and assigns, the right and privilege to construct, maintain, and operate upon, over, along, across, and under the present and future public rights-of-way (including but not limited to streets, alleys, ways, highways and bridges) located within the present and any future corporate limits of Town, a domestic wastewater collection system as well as a potable water and effluent water delivery system, together with all necessary or desirable appurtenances (including but not limited to wells, well sites, storage, water pumping facilities, wastewater pumping facilities, manholes, transmission mains, distribution mains, collection mains, service lines, fire hydrants, meters and equipment for its own use), for the purpose of supplying potable water, effluent water, and wastewater collection services to Town, its successors, the inhabitants thereof, and all individuals and entities either within or beyond the limits thereof, for all purposes.
 - A. Notwithstanding the foregoing operating grant, Utility agrees that prior to the construction of any well or well site within the area subject to this Agreement, it will notify the Town of its intent to construct such well or well site and will not commence construction of such well or well site unless and until is has received the approval of Town, which approval shall not be unreasonably withheld. Town shall have 120 days from notification by Utility of its intent to commence construction of any well or well site to issue the Town's approval or disapproval of the proposed well or well site. Utility agrees to protect, indemnify and hold harmless the Town from and against any and all claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings, orders and judgments arising out of, resulting from or alleged to have resulted from a violation of the Gila River Indian Community Water Rights Settlement Agreement, the Gila River General Adjudications, or any Federal, State or local law enacted pursuant thereto, as a result of the construction or operation by Utility or its agents, employees or contractors, of any well or well site in violation of this paragraph or after a written notice disapproving such construction or operation has been issued by the Town.

- Section 2. Compliance with Town Practice; Map Submitted for Approval; Town Construction Near Utility's Facilities. All construction hereunder shall be performed in accordance with established practices of Town with respect to such public rights-of-way. Before Utility makes any installations in the public rights-of-way, Utility shall submit for approval a map showing the location of such proposed installations to Town. If Town undertakes either directly or through a contractor any construction project adjacent to or near Utility's facilities operated pursuant hereto, Town shall include in all such construction specifications, bids, and contracts a requirement that, as part of the cost of the project, the contractor or his designee obtain from Utility the temporary removal, relocation, barricading or depressurization of Utility's facilities or equipment, the location of which may create an unsafe condition in view of the equipment to be utilized or the methods of construction to be followed by the contractor. Town shall indemnify and hold Utility harmless from any and all claims, costs, losses, or expenses incurred by Utility as a result of the failure of Town, or it's contractors to comply with said requirements.
- Section 3. Construction and Relocation of Utility's Facilities: Payment. All facilities installed or constructed pursuant hereto shall be so located or relocated and so erected as to minimize the interference with traffic, or other authorized uses over, under or through the public rights-of-way. Those phases of construction of Utility's facilities relating to traffic control, backfilling, compaction and paving, as well as the location or relocation of facilities herein provided for shall be subject to regulation by the Town. Utility shall keep accurate records of the location of all facilities in the public right-of-way and furnish them to Town upon request. Upon completion of new or relocation construction of underground facilities in the public right-of-way, Utility shall provide the Town with as-built drawings showing the actual location of the underground facilities in those cases where the actual location differs significantly from the proposed location approved in the permit plans.
 - A. If Town requires Utility to relocate Utility's facilities, which were located in private easements or rights-of-way obtained by Utility prior to Town's acquisition of the public right-of-way from which the facilities must be relocated, the entire cost of relocating Utility's facilities (including the cost of purchasing a new private easement or right-of-way, if necessary) shall be borne by Town. Town shall also bear the entire cost of all subsequent relocations of the relocated facilities required by Town, until such time as Town condemns or otherwise purchases Utility's private easement or right-of-way. Notwithstanding the last two foregoing sentences, the Town shall only be required to purchase a replacement private easement if the Utility's facilities being relocated cannot reasonably be located within the rights-of-way of the Town or other governmental entity or a free private easement cannot be acquired by the Utility.
 - B. Except as covered in Paragraph A above, Utility shall bear the entire cost of relocating its facilities, located on public rights-of-way, the relocation of which is necessary for Town's carrying out of a function in the interest of the public health, safety or welfare. Utility's right to retain its facilities in their original location is subject to the paramount right to Town to use its public rights-of-way for all governmental purposes. Notwithstanding the foregoing, if Utility is

requested to perform work of a temporary nature on a governmental project to relieve construction problems which could be relieved by other means, the cost of said temporary work will be borne by Town or the contractor working on the governmental project. Governmental purposes include, but are not limited to, the following functions of Town: (1) Any and all improvements to Town streets, alleys and avenues; (2) establishing and maintaining sanitary sewers, storm drains, and related facilities; (3) establishing and maintaining municipal parks, parking, parkways, pedestrian malls, or grass, shrubs, trees and other vegetation for the purposes of landscaping any street or public property; (4) providing fire protection; (5) collection and disposal of garbage.

- C. Town will bear the entire cost of relocating any facilities, the relocation of which is necessitated by the construction of improvements by or on behalf of Town in furtherance of a proprietary function.
- D. Where Town's facilities or other facilities occupying a right-of-way under authority of a Town permit or license are already located in the right-of-way and a conflict between Utility potential facilities and the existing facilities can only be resolved expeditiously as determined by the Town's Public Works Director by relocating the existing Town or permittee facilities, Utility shall bear the entire cost of relocating the existing facilities, irrespective of the function they served.
- E. If Town participates in the cost of relocating Utility's facilities for any reason, the cost of relocation to Town shall not include any upgrade or improvement of Utility's facilities, as they existed prior to relocation. If required by Federal or State grant guidelines, the cost of relocation of Utility's facilities may be put out for bid by Utility in accordance with Utility's requirements. For the purpose of verifying amounts charged to Town for relocating Utility's facilities, relevant books and records of Utility shall be subject to inspection by duly authorized officers or representatives of the Town at reasonable times.
- F. Town will not exercise its right to require Utility's facilities to be relocated in an unreasonable or arbitrary manner, or to avoid its obligations under Section 2. Utility and Town may agree to cooperate on the location and relocation of other facilities at Utility's expense in the public rights-of-way.

Section 4. Restoration of Rights-of-Way. Whenever Utility shall cause any opening or alteration whatever to be made for any purpose in any public right-of-way the work shall be completed with due diligence within a reasonably prompt time, and Utility shall, upon completion of such work, restore the property disturbed to as good condition as it was prior to such openings or alteration. Utility shall bear the full cost of any barricades, signing, rerouting of traffic, or other action or expense which Town shall consider necessary or desirable in the interest of public safety during any such opening or alteration within the public right-of-way. Should Utility fail to restore the property to such condition, Town may make such repairs and Utility shall be responsible for the actual cost of such work. The Town shall give the Utility first right to correct substandard restoration or replacement. If Utility does not proceed with its

necessary correction within 30 days, the Town shall have the right to perform the necessary restoration, repair, or replacement, either through its own forces or through a hired contractor, and the Utility agrees to reimburse the Town for reasonable expenses in so doing within thirty (30) days after its receipt of the Town's invoice.

Section 5. Operating Agreement Fee. Utility shall pay Town in consideration of the grant of this agreement a sum equal to five percent (5%) of the retail revenues of Utility (excluding governmental impositions such as sales taxes, CAGRD charges) from the sale by it of water, effluent water, and wastewater services within the present and any future corporate limits of Town, as shown by Utility's billing records (the "Fee") This Operating Agreement Fee shall be due and payable quarterly. For the purpose of verifying the amounts payable hereunder, the books and records of Utility shall be subject to inspection by duly authorized officers or representatives of Town at reasonable times. Notwithstanding the above, Town and Utility agree that on or after January 1, 2023, Town may request that the Operating Agreement Fee be increased and Utility will agree to such increase, provided however that Utility shall pay no higher percentage of its retail revenues as and for such fee than the highest fee paid by any other utility provider within the Town as of the time of such request.

Payment as described in the preceding paragraphs shall be payable in quarterly amounts within 30 days after the end of each calendar quarter.

Notwithstanding any provision of this Section 5 to the contrary, if at any time during the term of this agreement (1) the Town Council takes action to acquire Utility's facilities or (2) an initiative petition is approved by the voters which would result in the Town's acquisition of Utility's facilities, Utility's obligation to pay the fee provided for in this Section 5 shall immediately terminate, and Utility shall have no further obligation to pay such fees from that date forward; however, this agreement shall in all other respects remain in full force and effect. If Town thereafter officially abandons its efforts to condemn Utility's water and wastewater system, Utility shall resume the payment of fees pursuant to this Section 5 and shall retroactively pay those fees that would have otherwise been payable during the period payments were terminated.

- Section 6. Additional Fees. Notwithstanding any provision contained herein to the contrary, Utility shall, in addition to the payment provided in Section 5, pay any occupation tax established by Town, provided the tax is a flat fee per year and that the annual amount of such fee does not exceed the amount of similar fees paid by any other business operated within Town.
- Section 7. <u>Term And Effectiveness.</u> This Agreement shall become effective upon acceptance by Utility and Town, and the term of the agreement shall be for a period of twenty-five (25) years commencing from January 1, 2013.
- Section 8. <u>Nature of Agreement.</u> This Agreement is exclusive only as to those geographic areas within Utility's CC&N, and shall not be construed to prevent the Town from granting other like or similar grants or privileges to any other person, firm or corporation which may possess a Certificate of Convenience and Necessity within the boundaries of the Town.

Utility may not assign this Agreement to any other person, firm or corporation without the prior written consent of Town, which consent shall not be unreasonably withheld.

Section 9. <u>Conflicting Ordinances.</u> To the extent the terms of this Agreement conflict with any ordinance, or any portion of any ordinance, of Town, the terms of this Agreement shall control.

Section 10. <u>Independent Provision</u>. If any section, paragraph, clause, phrase or provision shall be adjudged invalid or unconstitutional, the same shall not affect the validity hereof as a whole or any part of the provisions hereof other than the part so adjudged invalid or unconstitutional.

Section 11. Condemnation: Right Reserved by Town. Town reserves the right and power to purchase and condemn the plant and distribution facilities of Utility within the corporate limits of the Town or any additions thereto, as provided by law. Should Utility offer for sale any or all of its operations and facilities which are subject to this agreement, the Town shall have a right of first refusal with regard to the sale and purchase of such operations and facilities, with the purchase price to be determined by a fair market valuation study conducted by the Town. In the event Utility and Town cannot agree on the fair market valuation, such valuation shall be determined in the manner described by Arizona Revised Statutes ("A.R.S.") 9-515.

Section 12. <u>Indemnification and Hold Harmless</u>.

A. Utility shall defend Town against all claims for injury to any person or property caused by the negligent, reckless or intentional conduct of Utility in the construction or operation of its property and in the event of a determination of liability shall indemnify Town. More particularly Utility, its successors and assigns, does hereby agree to indemnify and hold harmless Town from and against any and all liability, claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, including judgments, remedial actions of any kind and all costs of cleanup actions of any kind, together with expenses related thereto (including but not limited to attorney fees, court costs, cost of appellate proceedings and all claim handling and administrative expenses) relating to, arising out of or resulting from or alleged to have resulted from Utility's acts, errors, mistakes, omissions, work or services of Utility's agents, employees, contractors, subcontractors or anyone for whose acts they or Utility may be liable in the performance of this Operating Agreement, and whether or not such claims, demands, damages, losses, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, including judgments, remedial actions of any kind and all costs of cleanup actions of any kind, together with expenses related thereto are caused in part by the passive negligence of the Town, its Council members, agents, officers, officials and employees.

B. This paragraph 12 shall survive the termination or expiration of this Operating Agreement for a period of two (2) years.

Section 13. <u>Insurance Requirements.</u> The Utility, at its own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. rating of "A", or approved and licensed to do business in the State of Arizona with policies and forms satisfactory to the Town. All insurance required herein shall be maintained in full force and effect during the term of this Agreement; failure to do so may, at the sole discretion of the Town, constitute an event of default by the Utility under this Agreement. The Utility's insurance shall be primary insurance, and any insurance or self-insurance maintained by the Town shall not contribute to it. Any failure to comply with the claim reporting provisions of the policies or any breach of an insurance policy warranty shall not affect coverage afforded under the policy to protect the Town. The insurance policies required by this Agreement shall name the Town, its agents, officers, officials, and employees as Additional Insured.

- A. General Liability. The Utility shall, at its expense, maintain a policy of comprehensive public liability insurance with a limit of not less than \$1,000,000 for each occurrence and with a \$1,000,000 General Aggregate Limit. The policy shall include coverage for bodily injury, broad form property damage, personal injury, and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of this Agreement, which coverage will be at least as broad as Insurance Service Office, Inc., Policy Form CG 000211093(October 2001 version). The coverage shall not exclude X, C, and U. Such policy shall contain a severability of interest provision, and shall not contain a sunset provision or commutation clause, nor any provision which would serve to limit third party action over claims. The Commercial General Liability additional insured endorsement shall be at least as broad as Insurance Service Office, Inc., Additional Insured, Form B, CG20101185 (October 2001 version).
- B. Automobile Liability. The Utility shall, at its expense, maintain a Commercial/Business Automobile Liability Insurance policy with a combined single limit for bodily injury and property damage of not less than \$1,000,000.00 each occurrence with respect to any of the Utility's owned, hired and non-owned vehicles assigned to or used in performance of this Agreement. Coverage will be at least as broad as coverage code I, "any auto", Insurance Service Office, Inc., Policy Form CA 00011293, or any replacements thereof. Such insurance shall include coverage for loading and off loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and \$5,000,000.00 per accident limits for bodily injury and property shall apply.

Section 14. <u>Miscellaneous.</u> Town and Utility hereby expressly agree that the following provision shall survive the termination or expiration of this Agreement.

Upon the termination or expiration of this Agreement, if Utility shall not have acquired and accepted an extension or renewal hereof, it may remove its facilities and system

within Town or at its option, may continue operating its facilities and system within additional extension upon, over, along, across and under the public right-of-way within Town, but it shall continue to pay the "Fee" as required in Section 5 until a new agreement can be effected with the Town or until Utility provides notice to Town that a new agreement will not be pursued or until Utility's facilities are acquired by Town through the exercise of its powers of eminent domain.

Section 15. Town and Utility agree that Town shall provide all solid waste services to all portions of the Johnson Ranch Estates Planned Unit Development and to any future areas annexed into the Town.

Section 16. <u>Notices.</u> Any notice required or permitted to be given hereunder shall be in writing, unless otherwise expressly permitted or required, and shall be deemed effective either (i) upon hand delivery to the person then holding the office shown on the attention line of the address below, or, if such office is vacant or no longer exists, to a person holding a comparable office, or (ii) on the third business day following its deposit with the United States Postal Service, first class and certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

To the Town of Florence:

Town of Florence P.O. Box 2670 775 North Main Street Florence, AZ 85132 Attn: Town Manager

To the Utility:

Southwest Environmental Utilities, L.L.C. 5230 East Shea Boulevard Suite 200 Scottsdale, AZ 85254 Attn: George H. Johnson

Manager

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

Town of Florence, an Arizona municipal corporation

February <u>25</u>, 2013 Date

ATTEST:

Lisa Garcia, Town Clerk

APPROVED AS TO FORM:

James Mannato, Town Attorney

Southwest Environmental Utilities, L.L.C., an Arizona limited liability company

Manager

February <u>J5</u>, 2013 Date

STATE OF ARIZONA)) ss.
County of Pinal)
On this 25 day of February, 2013, before me, the undersigned officer, personally appeared Terri Renkin who acknowledged himself to be the mayor of the TOWN OF FLORENCE, an Arizona municipal corporation, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Notary Public annual
My Commission Expires: STEPHANIE LAMAS Notary Public - State of Antone PINAL COUNTY My Commission Supless July 4, 2015
STATE OF ARIZONA)) ss. County of Maricopa)
On this 18 day of 100, 2013, before me, the undersigned officer, personally appeared George H. Johnson who acknowledged himself to be the Manager of Southwest Environmental Utilities, L.L.C., an Arizona limited liability company, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Wychelle & Belasti Notary Public
My Commission Expires: Michielle C. Belaski Notary Public - Arizona Maricopa County My Commission Expires SEPTEMBER 2, 2014

EXHIBIT "A"

LEGAL DESCRIPTIONS FOR SOUTHWEST ENVIRONMENTAL UTILITIES, LLC CC&N

BEING PORTIONS OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST AND SECTIONS 7, 8, 17, 18, AND 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18.

THENCE N. 00°49'34" E., ALONG THE WEST LINE OP SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N. 00°50'11" W., A. DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY 79:

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 454.39 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 12:

THENCE S. 88°31'42" W., ALONG SAID SOUTH LINE, A DISTANCE OF 2316.55 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 12:

THENCE CONTINUING ALONG SAID SOUTH LINE, S. 88°31'42" W., A DISTANCE OF 2549.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE N. 01°43'02" W., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2649.79 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12;

THENCE N. 88°31'54" E, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1568.27 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON A "RECORD OF SURVEY MINOR LAND DIVISION OF PARCEL 202-21-015D" RECORDED IN SURVEYS BOOK 3, PAGE 134, PINAL COUNTY RECORDS, PINAL COUNTY ARIZONA;

THENCE S. 02°15'14" E., ALONG THE WEST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 916.07 FEET TO THE NORTHWEST CORNER OF LOT 5 OF SAID MINOR LAND DIVISION;

THENCE N. 88°31'11" E., ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 982.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE N. 01°23'34" W., ALONG THE EAST LINE OF SAID MINOR LAND DIVISION, A DISTANCE OF 809.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S. 73°02'13" E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1073.58 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE FOR US HWY. 79;

THENCE N. 31°53'55" W., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 335.90 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, N. 57°55'46" E., A DISTANCE OF 306.01 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12:

THENCE N. 88°31'54" E., ALONG SAID EAST-WEST MID-SECTION LINE, A DISTANCE OF 1461.87 FEET TO THE EAST OUARTER CORNER OF SAID SECTION 12:

THENCE N. 00°54'24" W., ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 2642.80 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N. 88°02'40" E., ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 3565.10 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE S. 01°49'24" E., ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2639.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE N. 89°15'28"E., ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 7, A DISTANCE OF 1320.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 7 AND THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE N. 01°49'24" W., ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 659.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE N. 88° 13'08" B., ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2654.61 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER;

THENCE S. 01°50'43" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 661.44 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 8;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°50'43" E., A DISTANCE OF 2635.87 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;

THENCE S. 88°10'30" W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2656.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8 AND THE SOUTHEAST CORNER OF SAID SECTION 7;

THENCE S. 88°13'55" W., ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 2640,42 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 7 AND THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 01°47'36" E., ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18, A DISTANCE OF 2620.59 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, S. 01°47'36" E., A DISTANCE OF 2648.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S. 89°14'13" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,294.06 ACRES MORE OR LESS.

FOLLOWING PARCELS ALSO INCLUDED:

THE WEST HALF OF SECTION 17, AND THE SOUTH 825.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, AZ, AND;

THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, PINAL COUNTY, ARIZONA.

NOTE:

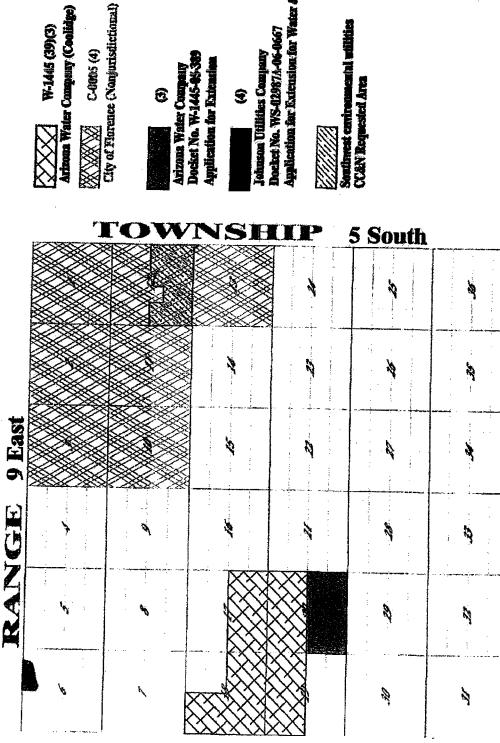
THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOES NOT REPRESENT THE RESULTS OF ON ACTUAL FIELD SURVEY.

RANGE 10 East

United Dillities (Marenes/Cactus System) Northwest enthousement stillies CCAN Requested Area City of Florence (Nonjuriselletional) U-1993 (1) 3 5 South * 1 50 -1 1

TRESDIE IS DECISE

COUNTY: Pinal



Arizona Water Company (Coolidge) W-1445 (39)(3) C-6655 (2)

Arizona Water Company Docket No. W-1445-65:389 pplication for Extension

Application for Extension for Water & Sover Docket No. WS-02987/i-06-0667 Johnson Utilities Company

CC&N Requested Area

EXHIBIT "B"



Legal Description to Accompany CAAG 208 Requested Area Exhibit Southwest Environmental Utilities, L.L.C.

Township 5 South, Range 10 East, Pinal County, AZ

All of the following Sections: 3, 4, 5, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 27, 28, 29 and 30.

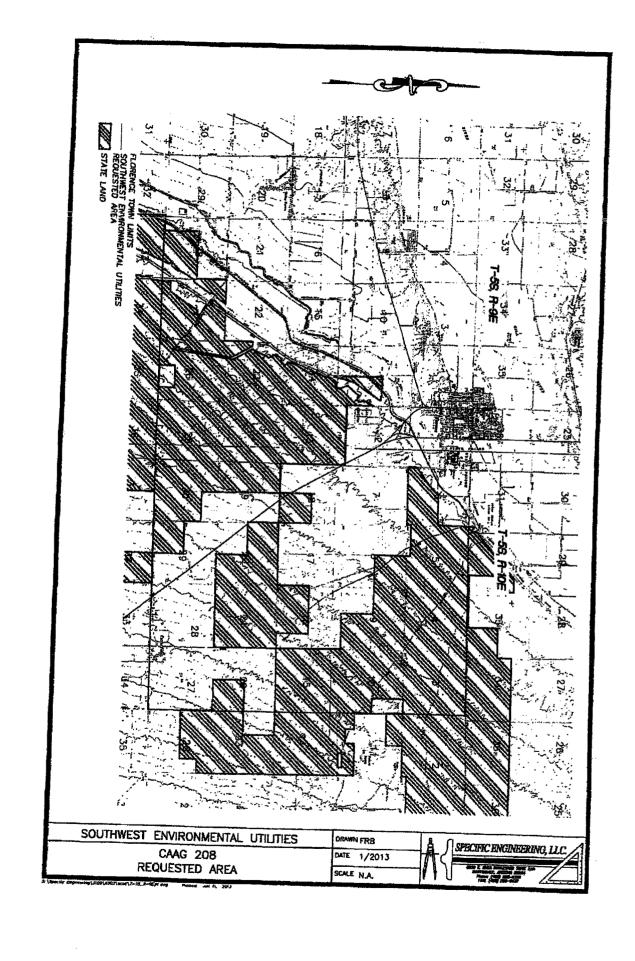
That portion of Section 6 lying easterly of the Florence Casa Grande Canal (name of canal is per Pinal County Assessor).

Township 5 South, Range 9 East, Pinal County, AZ

All of the following Sections: 13, 23, 24, 25, 26 and 27.

Those portions of the following Sections lying easterly of the Florence Casa Grande Canal (name of canal is per Pinal County Assessor): 1, 11, 12, 14, 15, 21, 22, and 28.





ATTACHMENT #15

I. CROSS-CONNECTION CONTROL.

A. Purpose.

To protect the public water supply in the Company's water system from the possibility of contamination caused by backflow through unprotected cross-connections by requiring the installation and periodic testing of backflow-prevention assemblies pursuant to A.A.C. R14-2-405(B)(6) and A.A.C. R18-4-232, as adopted by the Arizona Department of Environmental Quality, as those regulations may be revised from time to time.

B. <u>Inspections</u>.

The customers shall cooperate fully with the Company in its efforts to investigate and determine the degree of potential health hazard to the public water supply which may result from conditions existing on the customer's premises.

C. Requirements.

In compliance with the Rules and Regulations of the Arizona Corporation Commission and the Arizona Department of Environmental Quality, specifically A.A.C. R14-2-405(B)(6) and A.A.C. R18-4-232 relating to backflow prevention:

- 1. The Company shall require a customer to pay for and install, maintain, test and repair a backflow-prevention assembly if A.A.C. R18-4-232(B) or (C) applies.
- 2. A backflow-prevention assembly required to be installed by the customer under this tariff shall comply with the requirements set forth in A.A.C. R18-4-232(D) and (E).
- 3. The Company shall give any customer who is required to install and/or test a backflow-prevention assembly written notice of said requirement. If A.A.C. R14-2-410(B)(1)(a) is not applicable, the customer shall be given thirty (30) days in which to comply with this notice. If the customer can show good cause as to why he or she cannot install the device within thirty (30) days, the Company or the Arizona Corporation Commission Staff may grant additional time for this requirement.
- 4. Testing shall be in conformance with the requirements of A.A.C. R18-4-232(F). The Company shall not require an unreasonable number of tests.
- 5. The customer shall provide the Company with records of installation and testing. For each backflow-prevention assembly, these records shall include:
 - a. assembly identification number and description;
 - b. location;
 - c. date(s) of test(s);
 - d. description of repairs made by tester; and
 - e. tester's name and certificate number.

D. <u>Discontinuance of Service</u>.

In accordance with A.A.C. R14-2-407 and 410 and provisions of this tariff, the Company may terminate service or deny service to a customer who fails to install and/or test a backflow-prevention assembly as required by this tariff.

- 1. In the event the backflow-prevention assembly has not been installed or fails any test and A.A.C. R14-2-410(B)(1)(a) is applicable, the Company may terminate service immediately and without notice. The backflow-prevention assembly shall be installed and repaired by the customer and retested before service is restored.
- 2. In the event the backflow-prevention assembly has not been installed or fails any test and A.A.C. R14-2-410(B)(1)(a) is applicable, the backflow-prevention assembly shall be installed and/or repaired by the customer and tested within fourteen (14) days of written notice by the Company. Failure to install or to remedy the deficiency or dysfunction of the assembly, or failure to retest shall be grounds for termination of water utility service in accordance with A.A.C. R14-2-410.

ATTACHMENT #16

I. <u>CURTAILMENT</u>.

ADEQ Public Water System Numbers: . .

The Company is authorized to curtail water service to all customers within its certificated area under the terms and conditions listed in this tariff. This curtailment plan shall become part of the Arizona Department of Environmental Quality Emergency Operations Plan for the Company. The Company shall provide a copy of the curtailment tariff to any customer upon request.

- A. <u>STAGE 1</u>. Stage 1 exists when the Company is able to maintain water storage in the system at 100% of capacity and there are no known problems with its well production or water storage in the system.
- 1. <u>Restrictions</u>. Under Stage 1, the Company is deemed to be operating normally and no curtailment is necessary.
 - 2. Notice Requirements. Under Stage 1, no notice is necessary.

B. STAGE 2. Stage 2 exists when:

- The Company's water storage or well production has been less than 80% of capacity for at least 48 consecutive hours; and
- The Company has identified issues such as a steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.
- 1. Restrictions. Under Stage 2, the Company may request that customers voluntarily employ water conservation measures to reduce water consumption by approximately 50%. Outside watering should be limited to essential watering, dividing outside watering on some uniform basis (such as even and odd days) and eliminating outside watering on weekends and holidays.
- 2. <u>Notice Requirements</u>. Under Stage 2, the Company is required to notify customers by (i) delivering written notice door to door at each service address, (ii) by United States first class mail to the billing address, or (iii) at the Company's option, both. Such notice shall notify the customers of the general nature of the problem and the need to conserve water.

C. STAGE 3. Stage 3 exists when:

- The Company's total water storage or well production has been less than 50% of capacity for at least 24 consecutive hours; and
- The Company has identified issues such as a steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.
- 1. Restrictions. Under Stage 3, the Company shall request the customers to voluntarily employ water conservation measures to reduce daily consumption by approximately 50%. All outside watering should be eliminated, except livestock, and indoor water conservation techniques should be employed whenever possible. Standpipe service shall be suspended.

2. Notice Requirements.

- a. Company is required to notify customers by delivering written notice to each service address, or by United States first class mail to the billing address or, at the company's option, both. Such Notice shall notify the customers of the general nature of the problem and the need to conserve water.
- b. Beginning with Stage 3, the Company shall post signs showing the curtailment stage. Signs shall be posted at noticeable locations, like at the well sites and at the entrance to major subdivisions served by the Company.
- c. The Company shall notify the Consumer Services Section of the Utilities Division of the Arizona Corporation Commission at least 12 hours prior to entering Stage 3.

Once Stage 3 has been reached, the Company must begin to augment the supply of water by either hauling or through an emergency interconnect with an approved water supply in an attempt to maintain the curtailment at a level no higher than Stage 3 until a permanent solution has been implemented.

D. STAGE 4. Stage 4 exists when:

- The Company's total water storage or well production has been less than 25% of capacity for at least 12 consecutive hours; and
- The Company has identified issues such as steadily declining water table, increased draw down threatening pump operations, or poor water production, creating a reasonable belief the Company will be unable to meet anticipated water demand on a sustained basis.
- 1. <u>Restrictions</u>. Under Stage 4, the Company shall inform the customers of a mandatory restriction to employ water conservation measures to reduce daily consumption. Failure to comply will result in customer disconnection. The following uses of water shall be prohibited:
 - Irrigation of outdoor lawns, trees, shrubs, or any plant life is prohibited.

Washing of any vehicle is prohibited.

The use of water for dust control or any outdoor cleaning uses is prohibited.

• The use of drip or misting systems of any kind is prohibited.

The filling of any swimming pool, spas, fountains or ornamental pools is prohibited.

The use of construction water is prohibited.

- Restaurant patrons shall be served water only upon request.
- Any other water intensive activity is prohibited.

The Company's operation of standpipe service is prohibited during Stage 4. In addition, the addition of new service lines and meter installations is prohibited.

2. Notice Requirements.

a. The Company is required to notify customers by delivering written notice to each service address, or by United States first class mail to the billing address or, at the

Company's option, both. Such Notice shall notify the customers of the general nature of the problem and the need to conserve water.

- b. The Company shall post signs showing the curtailment stage. Signs shall be posted at noticeable locations, like at the well sites and at the entrance to major subdivisions served by the Company.
- c. The Company shall notify the Consumer Services Section of the Utilities Division of the Arizona Corporation Commission at least 12 hours prior to entering Stage 4.

Customers who fail to comply with the above restrictions will be given a written notice to end all outdoor use. Failure to comply within two (2) working days of receipt of the notice will result in temporary loss of service until an agreement can be made to end the unauthorized use of outdoor water. To restore service, the customer shall be required to pay all authorized reconnection fees. If a customer believes he or she has been disconnected in error, the customer may contact the Arizona Corporation Commission's Consumer Services Section at 1-800-222-7000 to initiate an investigation.

Once Stage 4 has been reached, the Company must augment the supply of water by hauling or through an emergency interconnect from an approved supply or must otherwise provide emergency drinking water for its customers until a permanent solution has been implemented.